



# Community Redevelopment Agency

210 Sams Avenue • New Smyrna Beach, Florida 32168 • (386) 424-2266 • Fax: (386) 409-4759

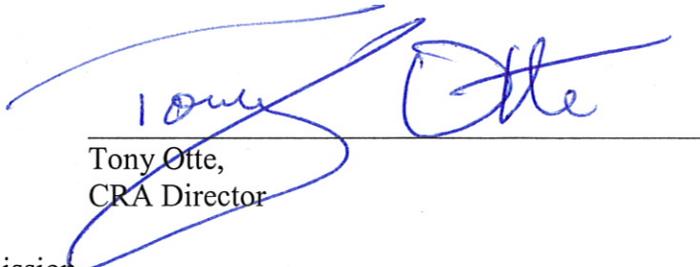
April 29, 2010

## MEMORANDUM

Linda DeBorde, Chair  
Steve Dennis, Vice Chair  
James Kosmas  
Doug Hodson  
Charles Belote  
Cynthia Lybrand  
Thomas Williams

May this serve as your official notification of the **REGULAR MEETING** of the Community Redevelopment Agency to be held on **Wednesday, May 5<sup>th</sup>, 2010 at 2:00 p.m.** The meeting will be held at the **City Commission Chamber, City Hall, 210 Sams Ave., New Smyrna Beach, FL 32168** to discuss the attached Agenda pursuant to Florida Statute 163 and Local Ordinance 23-85.

Respectfully submitted,



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Tony Otte,  
CRA Director

cc: Mayor and City Commission  
City Manager  
City Attorney  
Volusia County  
Bert Fish Medical Center  
Members of the Press  
Flagler Merchants Assoc.  
Canal Street Historic District  
Public Notice

Attachment

**REGULAR MEETING AGENDA  
CITY OF NEW SMYRNA BEACH  
COMMUNITY REDEVELOPMENT AGENCY  
WEDNESDAY, MAY 5, 2010 AT 2:00 P.M.,  
CITY COMMISSION CHAMBERS, CITY HALL, 210 SAMS AVE.,  
NEW SMYRNA BEACH, FLORIDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CONSENT AGENDA**

- A. Approval of Minutes – Regular Meeting April 7, 2010
- B. CRA Commercial Grant Application: 300 Flagler Ave. – Atlantis Bistro

**4. PUBLIC PARTICIPATION**

In accordance with the City Commission Resolution #11-89, a three-minute limitation will be imposed unless otherwise granted by the CRA Commissioners.

**5. OLD BUSINESS**

- A. Purchase and Sale Agreement – CRA property at 207 and 215 Florida Ave.
- B. Flagler Ave. Boardwalk: Scope of work for project design
- C. Discussion of restoration of Passenger Rail service and what the CRA can do
- D. Review of AECOM's (fka Glatting Jackson) Parking Study
- E. Review of Project Task Description for the Dunn Property

**6. NEW BUSINESS**

- A. CRA Commercial Grant Applications 207 S. Atlantic Ave – Flagler Dunes Parking Lot
- B. Amendment to the Grants & Aids Program
- C. Review of Esther Street Beachfront Park Conceptual Plan
- D. Discussion of concepts for new business incentive programs

**7. REPORTS AND COMMUNICATIONS**

- A. Director's Report
- B. CRA Attorney's Report
- C. Commissioner Report
- D. Correspondence - Response letter from the office of the Governor pertaining to the FEC/Amtrak Passenger Rail Service Support Letter.

**8. ADJOURNMENT**

Pursuant to Chapter 80-15 of the Florida Sessions Laws, if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need to ensure that a verbatim record of the proceedings is made.

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:  
Claudia Soulie, CRA Administrative Assistant, City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, FL 32168, (386) 424-2265.

# *CONSENT AGENDA*

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**MINUTES OF THE  
CITY OF NEW SMYRNA BEACH  
COMMUNITY REDEVELOPMENT AGENCY  
MEETING OF APRIL 7, 2010  
CITY HALL COMMISSION CHAMBERS,  
210 SAMS AVE.  
NEW SMYRNA BEACH, FLORIDA**

18 Vice-Chair Steve Dennis called the CRA meeting to order at 2:00 p.m.

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**Answering to roll call:**

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**Steve Dennis  
James Kosmas  
Charles Belote  
Thomas Williams**

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Also present were Tony Otte, CRA Director; Michelle Martin, CRA Project Manager; Noeleen Foster, CRA Program Manager; Claudia Soulie, Administrative Specialist and Mark Hall, CRA Attorney. CRA Chair Linda DeBorde, Commissioners Cynthia Lybrand and Doug Hodson were absent.

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Mr. Dennis asked for a quick update on the medical condition of Chair DeBorde. Ms. Foster stated that Ms. DeBorde had developed other complications that kept her from chairing today's meeting as she had intended, but that she was still on her way to recovery. Mr. Otte inquired if Ms. DeBorde needed an excused absence from today's meeting and the CRA granted Ms. DeBorde an excused absence.

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**CONSENT AGENDA**

Mr. Belote recommended that item B. *CRA Residential Grant Applications* be removed from the consent agenda for discussion. Mr. Dennis agreed.

- A. Approval of Minutes – Special Meeting February 17, 2010  
Regular Meeting March 3, 2010  
Special Meeting March 11, 2010

Mr. Williams stated that on page 5 of 5, line 199 in the minutes from Special Meeting March, 11, 2010 the word perimeter needed to be changed to parameter.

**Mr. Williams made the motion to approve the February 17, 2010 and March 3, 2010 minutes as written and to approve the March 11, 2010 minutes with the indicated correction, seconded by Mr. Kosmas. The motion carried on a roll call vote 4 – 0.**

- B. CRA Residential Grant Applications – 106 S. Myrtle Ave.

108 S. Myrtle Ave.

Mr. Otte stated that that the pending eligibility issues staff had indicated on the Agenda Memorandum had been resolved.

Mr. Belote inquired if these were two (2) separate parcels. Ms. Foster stated that these were two (2) structures under one parcel number. Mr. Williams inquired if this was still within the program guidelines. Ms. Foster clarified that this scenario was not specified in the guidelines, but that she had reviewed the applications and each structure would still qualify individually.

**Mr. Kosmas made the motion to approve the PIG's for 106 S. Myrtle Ave. in the amount of \$5,000 and 108 S. Myrtle Ave. in the amount of \$2,250; seconded by Mr. Williams. The motion carried on a roll call vote 5 – 0.**

### PUBLIC PARTICIPATION

In accordance with the City Commission Resolution #11-89, a three-minute limitation will be imposed unless otherwise granted by the CRA Commissioners.

Mr. Jay Pendergast, 121 Canal Street, informed the CRA that a group of individuals from New Smyrna participated in a FEC Rail Corridor Coalition Meeting on March 26, 2010 and gave a synopsis of important planning steps that came out of this meeting (updating of the City's Comprehensive Plan and Land Development Regulations to include Transit Oriented Design for all modes of transportation). Mr. Pendergast felt that the meeting went very well but wanted New Smyrna Beach to stay "ahead of the game".

Mr. Kosmas asked who was on the Coalition and Mr. Pendergast stated that this was a statewide group trying to bring rail service from Jacksonville to Miami. A brief discussion followed about what the CRA could do to assist in creating awareness. Mr. Kosmas suggested having this as an agenda item for the next CRA meeting. Mr. Otte noted this request. Mr. Williams asked to have this item added to the CRA Redevelopment Plan update to indicate that the CRA was in favor of rail service. Mr. Dennis stated that the CRA needed to make a recommendation at their next CRA meeting that the City's Comprehensive Plan/ LDR reflect some inference to this topic before Amendment 4 might be voted into effect.

Flare Elliott, 421 Canal Street stated that she was the Coalition contact for the City and stated that the project summary was available on Facebook and the site would be updated regularly. Ms. Elliott continued that the City Commission authorized City planning staff to develop a plan for possible station locations within New Smyrna Beach. Ms. Elliott stated that it was important to give grass-root support and to assist the eight selected Cities to obtain their funding.

Ms. Elliott also commented on a March 10, 2010 project status report generated by FDOT for their proposed improvements to the US1/ Canal Street intersection, which she felt did not include the CRA's comments and concerns voiced at the March 3<sup>rd</sup> CRA meeting, where FDOT was in attendance. Ms. Elliott suggested forwarding the March 3<sup>rd</sup>

92 CRA minutes to FDOT. Ms. Elliott continued that the Public needed to be made more  
93 aware of the project scope and the perceived impact on the Community and was very  
94 appreciative that FDOT had agreed to be available for a Public meeting.

95

96 Margaret Yarranton, 309 Florida Ave, read a list of five (5) questions (see attached)  
97 pertaining to the proposed hotel on Flagler. Ms. Yarranton stated that she was against  
98 giving this project any land, which the taxpayers have paid for and that there were 500  
99 plus signatures against this size hotel on this site, filed in the public record. Ms.  
100 Yarranton thanked the CRA for their time.

101

102 Deborah Dugas, 200 N. Pine Street asked if, in order to be eligible for a CRA Property  
103 Improvement Grant, one had to reside at the property for which the application was made  
104 or just be the owner and if an owner could submit applications for multiple properties.  
105 Ms. Dugas also asked for clarification about the revised parking needs for the proposed  
106 hotel. Mr. Dennis stated that a diagram included in the agenda package demonstrated the  
107 parking. Mr. Otte stated that CRA staff would contact Ms. Dugas to answer her questions  
108 about the Property Improvement Grants.

109

110 Hearing no further requests, Mr. Dennis closed the public participation portion of the  
111 meeting.

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113 Mr. Dennis recognized Phil Ehlinger with the Volusia County Economic Development  
114 department.

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### **PRESENTATION:**

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118 A. New Smyrna Beach UCF Business Incubation Program

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120 Withdrawn by Staff.

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### **OLD BUSINESS**

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124 A. Discussion of Proposed Hotel Deal Points

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126 Mr. Otte stated that staff had been working with Mr. Swentor and his attorney and  
127 commented on a letter received from Premiere Development Group. Mr. Otte  
128 summarized that the Developer:

129

130 • had asked the City to discount the price for the Florida Ave parcels by \$192,000  
131 due to the perceived existence of a prescriptive easement held by the Utilities  
132 Commission (UC).

133

134 • had secured parking for its entire need and had essentially released its 58 Land  
135 Development Regulations (LDR) parking spaces back to the CRA/City for

136 redistribution/use and a diagram of this siteplan was available for review. Mr.  
137 Dennis suggested putting this diagram on the City's website. A brief discussion  
138 ensued about the total number of parking spaces meeting the LDR requirements  
139 as well as the franchise requirements.  
140

- 141 • was asking that the CRA pay half of their assessed impact fees (CRA portion  
142 \$325,000) and that they be allowed to pay half of their portion at the onset of the  
143 project and to be able to recapture the remainder through the project's own  
144 generated TIF funds.  
145

146 Mr. Otte stated that staff had received the adjusted appraisal review for the Florida Ave  
147 parcels and was also expecting the financial consultant report from RCLCO within the  
148 next week. Mr. Otte was anticipating having an agreement to the CRA for review by their  
149 next CRA meeting.  
150

151 Mr. Williams asked for clarification on the number of spaces available in the Florida Ave  
152 lot. Mr. Otte stated that the lot had 28 spaces of which 24 were leased and that staff had  
153 checked into relocating those leases to other parking lots. Mr. Dennis felt that the original  
154 Request for Proposal (RFP) was rather ambiguous in regards to the parking and asked if  
155 the siteplan that the developer had attached would satisfy the requirements of the RFP.  
156 Mr. Hall stated that this siteplan had not been submitted to, reviewed and approved by  
157 City Staff, so this determination had not been made yet.  
158

159 Mr. Williams inquired about the current driveway easement going into this parking lot,  
160 between the Real Estate office and the Art Dealer. Mr. Dennis felt that this driveway  
161 would probably be closed off, as this was considered an easement for underground  
162 utilities and a pad-mount transformer was proposed to be placed there. Mr. Hall added  
163 that this was at the CRA's discretion. Mr. Williams was concerned about blocking the  
164 driveway and the public Right-of-way leading up to this property from Peninsula,  
165 possibly rendering them useless and wanted to be sure the developer was aware that they  
166 existed. Mr. Dennis stated that this was the City's Right-of-way and Mr. Otte felt that this  
167 would be addressed by Planning staff during the siteplan review process.  
168

169 Ms. Gail Henrikson, Chief Planner with the City of New Smyrna stated that the siteplan  
170 itself, not the new parking plan, for the proposed hotel had been approved and that the  
171 developer was planning to add landscaping and curb cuts to create a pedestrian  
172 connection for the small parcel in question to prevent any improper parking or attempts  
173 for vehicles to cut through this area. Mr. Dennis asked to see the plan that showed the  
174 utility easement. Mr. Hall stated that this was referred to as a prescriptive easement and  
175 that the questions as to the legal rights that the Utilities Commission (UC) had to this  
176 easement had not been determined yet. Mr. Kosmas asked to have this issue pursued  
177 further and questioned the developer's intention to have the price of the property reduced  
178 because of a prescriptive easement, which he explained was a judicially determined right  
179 to use a piece of property, and he felt that this had not been determined. A brief  
180 discussion ensued about not being able to block a prescriptive easement, but being  
181 allowed to relocate it. Mr. Hall mentioned that the developer had until August to convey

182 the property and that CRA staff was working with the developer on creating a contract  
183 for the CRA's review subject to ratification by the City Commission.

184 Mr. Kosmas proposed to address the diminution in the price of the property as an  
185 incentive in the contract, should it be legally determined that a prescriptive easement  
186 actually exists. Mr. Hall noted Mr. Kosmas' comment and also suggested that, should the  
187 CRA elect to pay half of the project's impact fees, it would do so at time of issuance of  
188 the Certificate of Occupancy.

189  
190 Mr. Kosmas cautioned that the CRA needed to be very clear about the procedures and  
191 parameters by which they may consider assisting this project with their impact fees, so  
192 not to set a precedent that might be misinterpreted by a future developer expecting the  
193 same assistance. Mr. Otte concurred with the need for clear parameters for all incentive  
194 programs and stated that CRA staff was investigating other City's incentives.

195  
196 A brief discussion ensued about tailoring the incentives to each project's individual needs  
197 and economic benefit. Mr. Williams suggested relating the incentives paid to a  
198 percentage of the direct impact of the development reflected in the tax roll and the  
199 economic impact on the community.

200  
201 Mr. Belote agreed that any possible discount for the prescriptive easement should be  
202 addressed as an incentive rather than discounting the land; the 24 parking spaces  
203 advertised in the RFP needed to be addressed in the proposal; and to quantify how  
204 incentives were being derived and not just be subjective. Mr. Dennis quoted numbers of  
205 annual visitor sales and estimated figures that this proposed project could generate for the  
206 Community.

207  
208 Mr. Dennis stated that he was in favor of moving this project forward as the developer  
209 was working with a timeline. Mr. Hall commented on the written agreements that were  
210 required and the information needed from the developer in order to be able to complete  
211 the agreements.

212  
213 Mr. Williams stated that staff had made great progress and was looking forward to seeing  
214 a contract agreement.

215  
216 The CRA Commissioners requested a copy of RCLCO's report be forwarded to them  
217 once it was received by staff and asked that any agreement be sent to them a few days  
218 prior to the meeting for review.

219

#### 220 B. Change in Standard Parking Lease

221

222 Mr. Otte stated that the City's Land Development Regulations (LDR) specified that  
223 approved off-site business parking must be within 1,000 feet of the business. Mr. Otte  
224 continued that staff recommended that all future leases specify that the leased spaces be  
225 contained in any CRA parking lot within 1,000 feet of the business. Mr. Otte stated that  
226 staff was investigating other topics like the price of each parking space and  
227 enforceability.

228

229 Mr. Kosmas inquired if the parking spaces were leased at a 1:1 ratio and if so, he  
230 suggested looking at this topic again as parking needs during the day differed from  
231 evening needs and thus the CRA may be able to increase the leasing ratio. Mr. Otte stated  
232 that staff would look into this option.

233

234 **Mr. Williams made the motion to approve the suggested changes to the standard**  
235 **parking lease, seconded by Mr. Belote. The motion carried on a roll call vote 4 – 0.**

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### NEW BUSINESS

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241 A. Form-based Codes Request for Proposal (RFP)

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243 Mr. Otte stated that the recent Master Plan update included a recommendation to  
244 implement Form-based codes for the CRA district as the current LDR was more tailored  
245 to suburban development and that the CRA district was an urban type area. Mr. Otte  
246 stated that planning staff had prepared a RFP for this effort and continued that staff  
247 recommended approval of the draft RFP.

248

249 Ms. Henrikson added that this topic was listed as item number three on the City  
250 Commissioner's list of top items to be accomplished during the next year and a half.

251

252 **Mr. Kosmas made the motion to approve the Form-based codes draft RFP;**  
253 **seconded by Mr. Williams. The motion carried on a roll call vote 4 – 0.**

254

255

256 B. Action Plan for Master Plan Update Implementation

257

258 Mr. Otte stated that the Master Plan update listed a large number of recommendations for  
259 action and that it was important to identify priorities for immediate focus in order to  
260 facilitate achievements. Mr. Otte continued that staff recommended the following list of  
261 initial actions as some of them might qualify for stimulus funding for shovel-ready  
262 projects:

263

264 1. Capital Projects – Flagler Ave Boardwalk; Washington Street Improvements;  
265 Esther Street/Park Stormwater Project and Myrtle Ave Infrastructure Project

266

267 2. Wayfinding/Signage

268

269 3. Capital Projects – W. Canal Streetscape, Orange Street; Mary Ave; Dunn Lumber  
270 demolition and landscaping; US1 and Canal Street (FDOT project)

271

272 4. Maintenance of Streets

273

274 5. Recruitment of businesses

275

- 276 6. Organizational Support and Collaboration  
277 7. Planning Activities  
278  
279 8. Marketing Activities  
280

281 Mr. Otte stated that he had received direction from Planning staff in regards to  
282 Wayfinding/Signage and continued that the Parks and Recreation Department had been  
283 very responsive in giving assistance in cleaning the trash receptacles and fire hydrants on  
284 Canal Street and that CRA staff was in the process of “sprucing up” the finish of the  
285 bands around the streetlight poles in an effort to beautify/maintain the streets.  
286

287 Mr. Kosmas felt that the list represented the vision of the CRA and asked what was being  
288 done in regards to the perceived contamination at the Badcock property. Ms. Foster stated  
289 that staff had been in touch with Mr. Badcock and that they were told that Mr. Badcock  
290 had received a letter of release from the State. Mr. Kosmas asked to receive a copy of this  
291 letter. Mr. Otte clarified that this was a “No further action” letter which did not mean that  
292 the property was clean.  
293

294 Mr. Kosmas suggested branding the loop and tying this in with the wayfinding and asked  
295 that this item be moved from item 8. (Marketing Activities) to item 2.  
296 (Wayfinding/Signage). Mr. Otte noted this request.  
297

298 **Mr. Belote made the motion to approve the list of initial actions with the above**  
299 **indicated change; seconded by Mr. Kosmas. Motion carried on roll call vote 4 – 0.**  
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301  
302 C. Discussion of New Business Incentives  
303

304 Mr. Otte stated that a listing of incentive programs from other CRA’s was included in the  
305 Master Plan update and that staff wished to discuss which new programs could be  
306 established in order to implement the goals of the Plan update. Mr. Otte continued that it  
307 appeared that some CRA’s had programs with higher dollar limits in similar programs  
308 and Mr. Otte felt that certain priority projects within the CRA district would require a  
309 higher level of CRA participation. Mr. Otte stated that staff had sent out a survey to  
310 businesses within the CRA district to gather further input from the merchants.  
311

312 Mr. Dennis felt that these incentives had a considerable amount of subjectivity and stated  
313 that he would prefer to focus on aiding smaller businesses. Mr. Otte stated that he was  
314 interested in building a data base of existing businesses and to have volunteers aid with  
315 keeping it up to date.  
316

317 Mr. Otte stated that this was only an informational item and no action was required by the  
318 CRA.  
319

320  
321 D. Call for Entries: 2010 Florida Redevelopment Association (FRA) Awards

322 Mr. Otte stated that the FRA's annual awards program had various categories for  
323 recognition and that staff recommended entries for the following categories be submitted:

- 324
- 325 1. Planning: Master Plan Update
  - 326 2. Cultural Enhancement: The Flagler Art Walk
  - 327 3. Creative Organizational Development and Funding: Property Improvement  
328 Grants

329

330 Mr. Otte continued that the fee was \$100 per entry and that funds were available in the  
331 CRA budget.

332

333 Mr. Kosmas felt that the Christmas lights on Canal this past Christmas season were a  
334 spectacular display that drew many positive comments and inquired if that could be a  
335 possible category for an award. Mr. Otte stated that this could be qualified as Cultural  
336 Enhancement.

337

338 Mr. Williams asked if a project had to be completed in order to qualify for submission  
339 and if not, he would like to have the West Canal Streetscape entered as well. Mr. Otte  
340 stated that he would check into this.

341

342 **Mr. Williams made the motion to approve the submission of FRA award entries up**  
343 **to \$500; seconded by Mr. Belote. The motion carried on a roll call vote 4 – 0.**

344

345

346 E. W. Canal Streetscape Change Order No. 1

347

348 Mr. Otte stated that following a request by the City Commission, staff itemized all the  
349 additional costs associated with the West Canal Streetscape. During this effort it was  
350 discovered that Change Order No. 1 had not been brought forward. Mr. Otte summarized  
351 that the ThadCon Design Build team was required by the original Request for Proposal to  
352 design and construct a temporary parking lot at the City/CRA owned parcels on Dimmick  
353 Street. After the original design, the ThadCon team was directed by the City to redesign  
354 (size increase) the temporary parking lot at another City/CRA owned parcel at the  
355 southeast corner of Julia and Lewis Street. Mr. Otte continued that the City's second  
356 request increased ThadCon's expenses from the original budget; therefore ThadCon was  
357 requesting an additional \$41,379.50 (Change Order No. 1).

358

359 Mr. Otte stated that staff recommended the CRA approve Change Order No. 1 associated  
360 with the relocation and increase in size of the Temporary Parking lot.

361

362 Mr. Williams inquired about the exact location of the temporary lot and what changes  
363 were to be implemented. Ms. Martin stated that the work had already been completed but  
364 due to an administrative oversight the Change Order No. 1 had never been brought  
365 forward to the CRA and City Commission.

366

367 A brief discussion ensued about the increase in size and this triggering certain St. Johns  
368 River Water Management District (SJRWMD) requirements.

369  
370 **Mr. Kosmas made the motion to approve the Change Order No. 1 in the amount of**  
371 **\$41,379.50; seconded by Mr. Williams. The motion carried on a roll call vote 4 – 0.**  
372

373  
374 **REPORTS AND COMMUNICATIONS**

375  
376 A. Director's Report  
377

378 Mr. Otte stated that he had been contacted by an Engineer who felt that the foundation of  
379 the Dunn Lumber building was also the north boundary wall for the canal structure  
380 underneath Canal Street. Mr. Otte continued that staff was investigating this claim as they  
381 wanted to move forward with the demolition of the Dunn Lumber building in an effort to  
382 make this area an attractive gateway entry to the historical downtown.  
383

384 Mr. Kosmas asked for more clarification on the canal structure and felt that this may have  
385 an impact on future redevelopment. Mr. Otte stated that this issue and the perceived  
386 contamination created some challenges.  
387

388 Mr. Otte stated that staff was working on getting the Redevelopment Plan update  
389 approved by the City Commission by the end of May.  
390

391 Mr. Otte continued that he was working with the Parks & Recreation Department to get  
392 the hydrants on Canal Street repainted.  
393

394 Mr. Otte inquired if the City Commission/Utilities Commission Joint Meeting scheduled  
395 for April 20, 2010 had been cancelled. Mr. Dennis stated that this was his understanding.  
396

397 Mr. Otte stated that this concluded his report.  
398

399 Mr. Mark Hall, CRA attorney informed the CRA that a conflict resolution meeting as  
400 required by Florida Statute had been scheduled between representatives from the  
401 Southeast Volusia Hospital District (SEVHD) and the City of New Smyrna Beach for  
402 April 20, 2010 at 10:00 am in the City Commission Chamber and that he would have a  
403 summary of this meeting to the CRA by their next meeting.  
404

405 Ms. Henrikson presented the CRA with two (2) versions of a concept plan for the Esther  
406 Street Park, depicting concepts with and without the use of a private easement. Ms.  
407 Henrikson stated that this was necessary as staff had been unsuccessful in making contact  
408 with the property owners from whom the easement needed to be obtained. Ms. Henrikson  
409 stated that she would be glad to answer any questions and offered to bring this item back  
410 before the CRA in more detail at the May 5, 2010 CRA meeting.  
411

412 Mr. Dennis felt that these concept plans were an improvement from the previous version  
413 and that he would like to have some time to review it thoroughly. The CRA  
414 Commissioners agreed.

415  
416 Mr. Williams suggested including a design for an exfiltration system that would allow for  
417 easy sand removal.

418  
419 Mr. Belote asked to receive a list of items which had been added by City Staff and that  
420 were not on the original plan. Mr. Kosmas agreed with Mr. Belote.

421  
422 B. Commissioner Report

423  
424 Mr. Williams stated that he had reviewed the documents for the proposed FDOT project  
425 for the intersection of US1/Canal Street and suggested restricting the traffic flow onto  
426 Canal Street in lieu of widening US1.

427  
428 A brief discussion ensued about the FDOT representatives not having incorporated the  
429 suggestions made by the CRA Commissioners at the March 3, 2010 CRA meeting. Mr.  
430 Otte stated that these comments and concerns could be re-addressed at an upcoming  
431 public meeting with FDOT.

432  
433 Mr. Williams asked for clarification on the topic of Internet Cafés. Ms. Henrikson  
434 informed the CRA that staff had been seeking input and guidance on this issue, since  
435 these businesses were permitted by State Statute and could not necessarily be prohibited  
436 outright. Ms. Henrikson continued that this type of business fell under the category of a  
437 regular retail business and that a new application for an Internet Café on Canal Street had  
438 recently been submitted to the Planning Department. Ms. Henrikson stated that the  
439 Planning and Zoning Board did not foresee any problems with this type of business.

440  
441  
442 C. Correspondence - Response letter from FDOT pertaining to the FEC/Amtrak  
443 Passenger Rail Service

444  
445 No comments.

446  
447 **ADJOURNMENT**

448  
449 **A motion was made to adjourn; all agreed. Meeting adjourned at 4:02 pm.**

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451

## Questions and Comments to the CRA Board of New Smyrna Beach.

### Concerning Item 6

1) Do we really know who or what Development the CRA, City of NSB and the owners of 214 Flagler Avenue are selling, giving or transferring these three parcels of land to? Has anyone done a background check on Mr Swester, his development companies (why the different names) and the new name is the name of the McHenry Trust (they paid for the Anderson property <sup>on Flagler</sup> their address 1320 S. Riverside Drive) Or is the City and CRA going to fund itself with construction liens or judgments from this groups History?

2) Is the Hampton Inn still the Franchise that is going to operate this Hotel and if not who is.

3) The Florida Statue on the CRA states that this is meant to restore blighted areas - I suggest to you that no matter how Faux Old Florida the design, a too large and out of scale building with insufficient parking and a tedious back entrance on Florida Avenue will create a blighted area from one where visitors walk around photographing our charm and Historic District.

4) The parking - will the spaces in the current City lot (Some of which are leased to businesses) be maintained during construction and are these spaces going to be replaced as promised in addition to the 61 spaces on the plan?

5) I am totally against giving this project any land which we the taxpayers have paid for. There are 500 plus signatures against this size Hotel on this site filed with the public record.

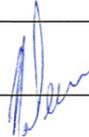
Margaret J Yarranton

309 Florida Avenue.

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: 300 Flagler Avenue – Property Improvement Grant Application

AUTHORIZED BY: Tony Otte

CONTACT: Noeleen Foster 

AGENDA DATE: 5/5/10

REGULAR

CONSENT

**MOTION/RECOMMENDATION:**

Approval of the 300 Flagler Avenue Property Improvement Grant Application in the amount of \$2,750.

---

**BACKGROUND:**

The CRA Property Improvement Grant Application for 300 Flagler Avenue received 16 points on the funding evaluation and qualifies for a grant. The CRA

This project includes:

1. One patio type awning measuring 31 ft. long and 7 ft. wide that anchors into the sidewalk under the bricks and complies with the Flagler Avenue Design Guidelines

**FISCAL IMPACT:**

The Property Improvement Grant Fund currently has \$22,609.50 remaining. If the 300 Flagler Avenue grant application is approved by the CRA Board in the amount of \$2,750 there would be \$19,859.5 remaining.

**OTHER OPTIONS:**

CITY OF NEW SMYRNA BEACH  
COMMUNITY REDEVELOPMENT AGENCY

APPLICATION FORM

COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

NAME: Mark Rakowski on behalf of Licia Bonaduce, owner of  
Atlantis Bistro

PROPERTY ADDRESS: 300 Flagler Avenue  
Mark - 386. 690. 3880

TELEPHONE: Restaurant 428-4022(DAY) 386 690 3880 (EVENING)

**TYPE OF IMPROVEMENT PLANNED:**

Exterior \_\_\_\_\_ Painting \_\_\_\_\_ Landscape \_\_\_\_\_ Electrical \_\_\_\_\_  
Signage \_\_\_\_\_ Awning  Parking Area \_\_\_\_\_ Other \_\_\_\_\_

**PROJECT PROPOSAL ON IMPROVEMENTS**

The following information must be included with the application.

1. **Summary** of the scope of work to be performed.
2. **Color photographs** clearly showing existing condition of the facade, neighboring buildings, and rear entrances. If applicable, historic photographs and photos of existing parking areas should also be included.
3. **Sketch plans and specifications** detailing the scope of work.
4. **Samples** of all paint colors and awning materials to be used on the building and signage.

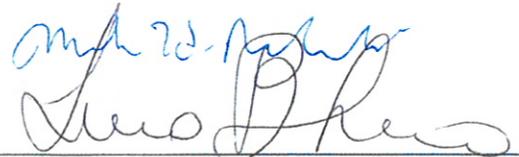
ESTIMATED **TOTAL** COST OF PROPOSED IMPROVEMENTS: \$ 5,500

ESTIMATED AMOUNT OF **GRANT ASSISTANCE REQUESTED**: \$ 2,750

**I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:**

1. **To follow the design** recommendations as approved by the Community Redevelopment Agency.
2. **To adhere** to the Application Procedures and Guidelines and the Grant Agreement as specified.
3. **That I shall incur** all initial project costs and receive **reimbursement** only after:
  - A. All improvements have been **completed**.
  - B. **Final Inspection** of the improvements is approved.
  - C. **Proof of Payment** for project costs has been received.
4. Additional improvements or changes not approved will not be funded.

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE COMMUNITY REDEVELOPMENT COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.



\_\_\_\_\_  
APPLICANT SIGNATURE

4-21-10

\_\_\_\_\_  
DATE

MARK H. RAKOWSKI  
LAND PLANNING CONSULTING

April 21, 2010

Ms. Noeleen Foster, CRA Coordinator  
Connor Library Building  
201 Sams Avenue  
New Smyrna Beach, FL 32168

Dear Noeleen,

It is with great pleasure that I represent Ms. Licia Bonaduce, Owner of Atlantis Bistro Restaurant located at 300 Flagler Avenue in New Smyrna Beach. Please find enclosed a copy of a completed Commercial Property Improvement Grant Program Form. Please direct all correspondence to me.

**Summary of Scope**

Ms Bonaduce is interested in constructing a 31-foot long by seven-feet wide awning along the west (Pine Street) side of the building to provide shelter for her outdoor restaurant patrons. City Commission approval for the sidewalk café and awning within the right-of-way is scheduled for May 24, 2010. The awning is to be made of canvass, and have a green color as in her window signs perimeter. The words "Atlantis Bistro" in approximately 18-inch letters to match the font of the existing window signs is to be placed on the awning in conformance with City sign regulations. The Awning is to be a patio type awning conforming to the CRA Flagler Avenue Design Guidelines. Due to the required wind load the awning must be anchored into the sidewalk under the bricks with several vertical aluminum poles.

**Color Photographs**

**Attached** are a series of color photographs of the building. The awning is to be placed along the west façade of the building from the southwest corner of the building to the south door into the restaurant.

**Sketch Plans & Specifications**

Upon approval of the CRA grant for the awning and City Commission approval of the sidewalk café and awning within the right-of-way a sketch plan and specification will be provided.

**Samples**

The material awning with an aluminum structure is to be green to match the perimeter trim of the window signs with white lettering and will comply with the CRA Design Guidelines.

Please let me know if you have any questions and thank you for your consideration in this matter.

Sincerely,

*Mark H. Rakowski*

Mark H. Rakowski, AICP

300 Flagler Ave

# Funding Evaluation

Did the Applicant attend pre-application conference: Yes  No

Does the proposed project substantially comply with the guidelines Yes  No

REVIEW FOR FUNDING (26 POINTS POSSIBLE)  
(15 POINTS MINIMUM REQUIRED)

Circle a Score  
for each category

## Compliance with guidelines:

Project substantially meets guidelines ..... 3 points  
No character defining features are inappropriately altered:.....

## Location:

A corner building on Flagler, or Canal Street must do all façade visible ..... 5 points  
to receive credit: ..... 4 points  
Located on Canal St, Flagler Ave., N. Causeway or Third Ave.:..... 3 points  
Other Locations in Grant Area :.....

## Overall Impact/Improvement:

Condition improves from poor to excellent: ..... 5 points  
Condition improves from poor to good: ..... 4 points  
Condition improves from good to excellent: ..... 3 points  
Condition improves from average to excellent ..... 3 points  
Condition improves from average to good ..... 2 points

## Quality of Work Proposed:

Special treatment (removing "slipcover façade", rebuilding original character-defining features, substantial structural renovation, significant landscape improvement, etc.) ..... 7 points  
Overall high quality: ..... 3 points

## Present use:

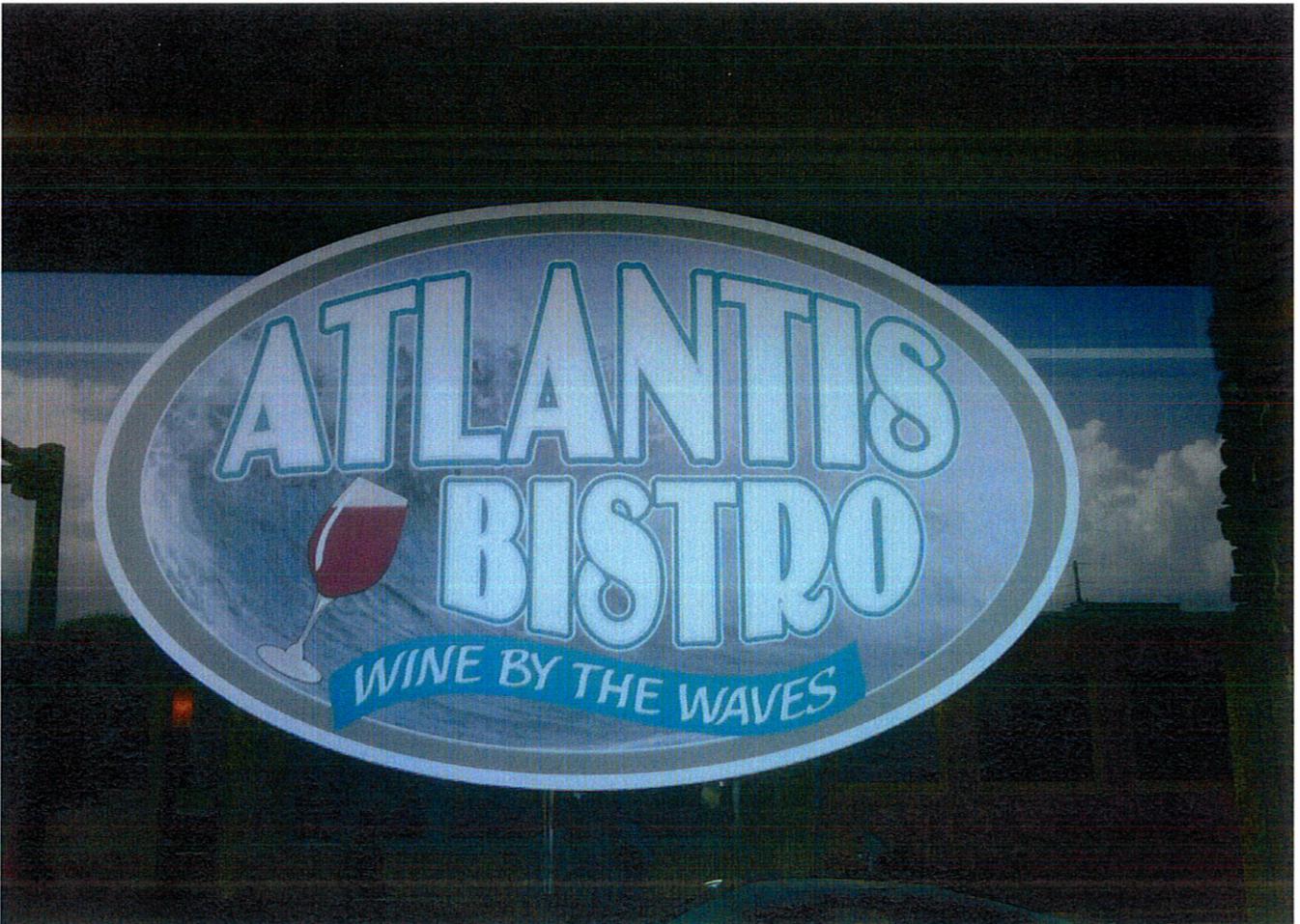
Commercial/Office: ..... 3 points  
Current Vacant/reuse: ..... 4 points  
New INFILL Construction on Flagler Ave. or Canal St. ....

## Bonus Points:

Special significance – historically or architecturally Important, now or in the past, to the community: ..... 2 points

Total 16





# ***OLD BUSINESS***

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Purchase and Sale Agreement: CRA Property at 207 and 215 Florida Ave

AUTHORIZED BY: Tony Otte CONTACT: Tony Otte

AGENDA DATE: 5/5/10 REGULAR  CONSENT

**MOTION/RECOMMENDATION:**

Approval of the Purchase and Sale Agreement as presented.

---

**BACKGROUND:**

The Purchase and Sale Agreement has been in discussion for many months. It will be delivered under separate cover with a separate cover memo.

**FISCAL IMPACT:**

This information will be provided with the Agreement.

**OTHER OPTIONS:**

This information will be provided with the Agreement.

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Flagler Ave. Boardwalk: Scope of work for project design

AUTHORIZED BY: Tony Otte CONTACT: \_\_\_\_\_

AGENDA DATE: 05/05/10 REGULAR  CONSENT

MOTION/RECOMMENDATION:

Review of Scope of work (staff anticipates distribution of the scope of work prior to the meeting. If adequate review time is allowed, staff may recommend approval of the scope)

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BACKGROUND:

The Flagler Ave. Boardwalk project is a priority project in the CRA Master Plan update. One of the engineering firms that the City has under contract, Quentin Hampton, is in the process of developing a scope of work which requires a thorough examination of the substructure of the Boardwalk and seawall. The scope will include a design for the parking area and restrooms. The engineers will also investigate and make a recommendation on whether or not to keep the present Boardwalk structure in place, given its high cost of maintenance. An additional consideration is what types of area amenities, if any, will be included in the scope of work (the sketches from the Master Plan update show a sculpture type of feature, as well as an assembly area, on the north side of the parking lot. A determination needs to be made as to whether or not these features are practical, given the limited amount of space available.)

FISCAL IMPACT:

At the time of packet publication the scope has not yet been prepared. The cost is to be determined.

OTHER OPTIONS:

Delay the approval of the scope of work.  
Modify the scope of work.  
Deny the Scope of work.

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Discussion of the Restoration of Passenger Rail Service and What the CRA  
can do

AUTHORIZED BY: Tony Otte

CONTACT: Tony Otte \_\_\_\_\_

AGENDA DATE: 5/5/10

REGULAR

CONSENT

**MOTION/RECOMMENDATION:**

Discussion was requested on this item.

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**BACKGROUND:**

At the April 7 CRA meeting staff was directed to put this item on the agenda. The minutes from that meeting reflect several items of concern:

1. What can the CRA do in the effort to encourage the restoration of passenger rail service?
2. The restoration of passenger rail service needs to be identified as a goal in the CRA Master Plan Update, the City Comprehensive Plan, and perhaps in the City's Land Development Code for specific related facilities

Staff has invited several persons to speak on this topic.

**FISCAL IMPACT:**

Specific impacts are yet to be determined.

**OTHER OPTIONS:**

Options will be discussed at the meeting.

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Review of Parking Study

AUTHORIZED BY: Tony Otte CONTACT: \_\_\_\_\_

AGENDA DATE: 5/5/10 REGULAR  CONSENT

**MOTION/RECOMMENDATION:**

No recommendation at this time.

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**BACKGROUND:**

A parking study was included with the CRA Master Plan Update. In response to my inquires, I have been told that the CRA has not been presented with the results of the study. Therefore, CRA staff will review the study and requests discussion. There is no recommendation at this time.

**FISCAL IMPACT:**

None.

**OTHER OPTIONS:**

The CRA may wish to:

- Take no action
- Adopt the plan following the review
- Defer adoption to another meeting
- Direct staff to collect more information



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## TECHNICAL MEMORANDUM

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DATE: June 22, 2009  
TO: Kevin Fall, CRA Director  
CC: Joel West; Kok Wan Mah; Pete Sechler; Brent Lacy  
FROM: Danni Hirsch  
RE: New Smyrna Beach CRA Parking Plan – Existing Conditions Analysis

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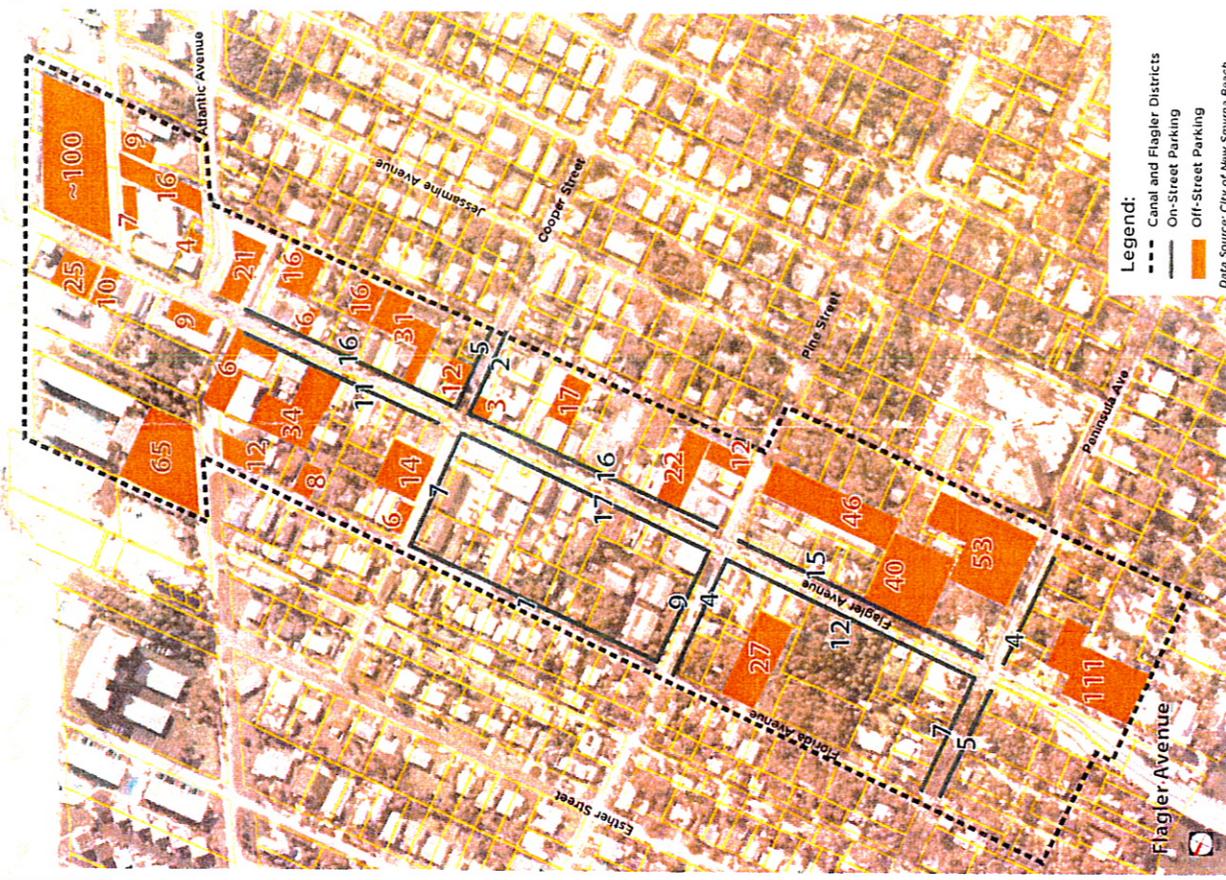
The Community Redevelopment Agency (CRA) for the City of New Smyrna Beach is in the process of updating its Master Plan for the entire limits of the CRA including the Residential District, the Bert Fish Medical Complex District, the Downtown District, the North Causeway District, the Flagler Avenue District, the A1A/South Atlantic Avenue District and the Commercial Corridor District. As part of that update process, the CRA has determined a need to evaluate the existing and future parking demand that is and will be generated by the land uses within the Downtown (Canal Street) District and the Flagler Avenue District. This technical memorandum has been prepared to document the existing conditions analysis and associated findings that have been completed to date.

### *Existing Land Use*

The total study area in the Canal Street and Flagler Avenue blocks contains approximately 471,000 sq. ft. and 288,000 sq. ft. of built space, respectively. This built space is comprised of private office, residential, retail, restaurant, and government office uses. **Table 1** and **Table 3** list each land use type, the area in sq. ft. of each land use, and the percentage of each land use as a part of the entire area of the Canal St. District and Flagler Ave. Districts. **Table 2** and **Table 4** list the area in sq. ft. of each land use for each block of the Canal St. District and Flagler Ave. Districts. The attached figure shows the Canal Street District and Flagler Avenue District which were analysed in this parking study outlined in black.

**Table 1 – Canal Street Land Distribution**

Land Use	Existing Area	% of Total
Private Office	143,705	31%
Residential	104,689	22%
Retail	93,483	20%
Other	46,649	10%
Government Office	35,963	8%
Church	23,892	5%
Service	13,577	3%
Restaurant	8,966	2%
<b>Total</b>	<b>470,924</b>	<b>100%</b>



**Table 2 – Canal Street Land Distribution by Block**

Land Use	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15
Private Office	4,489	21,481	22,040	7,932		17,134	13,198	7,430	2,495	33,519		3,103	2,068	3,286	5,530
Residential	3,896	3,956	4,898				1,560	8,352			6,742	11,079	10,377	10,287	43,542
Retail	8,050	21,203	6,952	1,649	744	14,481	8,401	21,406	3,476	4,886	1,596			640	
Other		10,272		11,981							13,150			8,420	2,826
Government Office					20,299				15,664						
Church												10,830	13,062		
Service	4,949	511		3,001			3,932								1,184
Restaurant	2,220		1,390	3,029			2,326								
<b>Total</b>	<b>23,604</b>	<b>57,423</b>	<b>35,281</b>	<b>27,592</b>	<b>21,043</b>	<b>31,614</b>	<b>29,417</b>	<b>37,188</b>	<b>21,635</b>	<b>38,405</b>	<b>21,488</b>	<b>25,012</b>	<b>25,507</b>	<b>23,817</b>	<b>51,898</b>

**Table 3 – Flagler Avenue Land Distribution**

Land Use	Existing Area	% of Total
Residential	114,689	40%
Retail	89,832	31%
Restaurant	35,340	12%
Other	23,153	8%
Private Office	15,973	6%
Service	7,588	3%
Church	1,674	1%
<b>Total</b>	<b>288,249</b>	<b>100%</b>

**Table 4 – Flagler Avenue Land Distribution by Block**

Land Use	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10
Residential	22,459	9,218	15,695	5,712	42,431	10,539	3,129	3,666	1,840	
Retail	1,596	1,944	19,978	5,975	9,823	2,528	2,422	20,268	11,079	14,219
Restaurant			4,040	11,710	3,976	2,084		7,685	3,625	2,220
Other			946			14,089	0		8,118	
Private Office	2,064	5,097	2,411	1,696		2,185		1,560	960	
Service		900	3,531				1,442	1,715		
Church							1,674			
<b>Total</b>	<b>26,119</b>	<b>17,159</b>	<b>46,601</b>	<b>25,093</b>	<b>56,230</b>	<b>31,425</b>	<b>8,667</b>	<b>34,894</b>	<b>25,622</b>	<b>16,439</b>

*Existing Parking Supply*

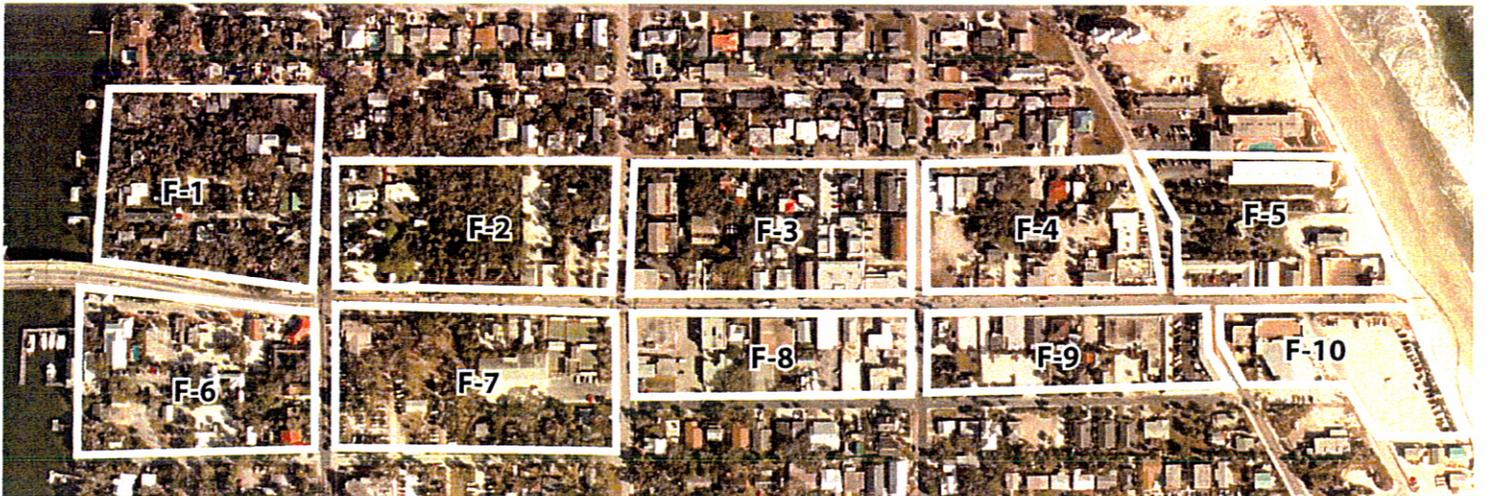
A comprehensive field survey was conducted to obtain specific counts and location of all parking (public and private) located within the Canal Street and Flagler Avenue Districts. Surface lot, on-street, and individual parcel parking were identified. Parking occupancy data was collected by trained field technicians, supervised by a senior traffic analyst and a transportation engineer on Friday, March 13, 2009 and Saturday, March 14, 2009. Copies of the detailed data collection forms (one copy for each study area

block per day) are attached. The data is reflected in **Tables 5** and **6**. The location, by block, where data was collected for the study is shown in detail on **Figure 2**.

Parking supply is grouped into two general categories: on-street parking and off-street parking. On-street parking accounts for 24% in the Canal Street District and 16% in the Flagler Avenue District. Off-street parking accounts for 76% and 84% in the Canal Street and Flagler Avenue Districts, respectively.

The current parking ratios for the two areas are about 2.5 spaces per 1,000 square feet for the Canal Street area and about 3.0 spaces per 1,000 square feet for the Flagler Avenue area.

**Table 5** and **Table 6** compare the existing demand for the Canal Street District and Flagler Avenue District for peak hours on Friday and Saturday to the current capacity.



**Table 5 – Canal Street Parking Generation**

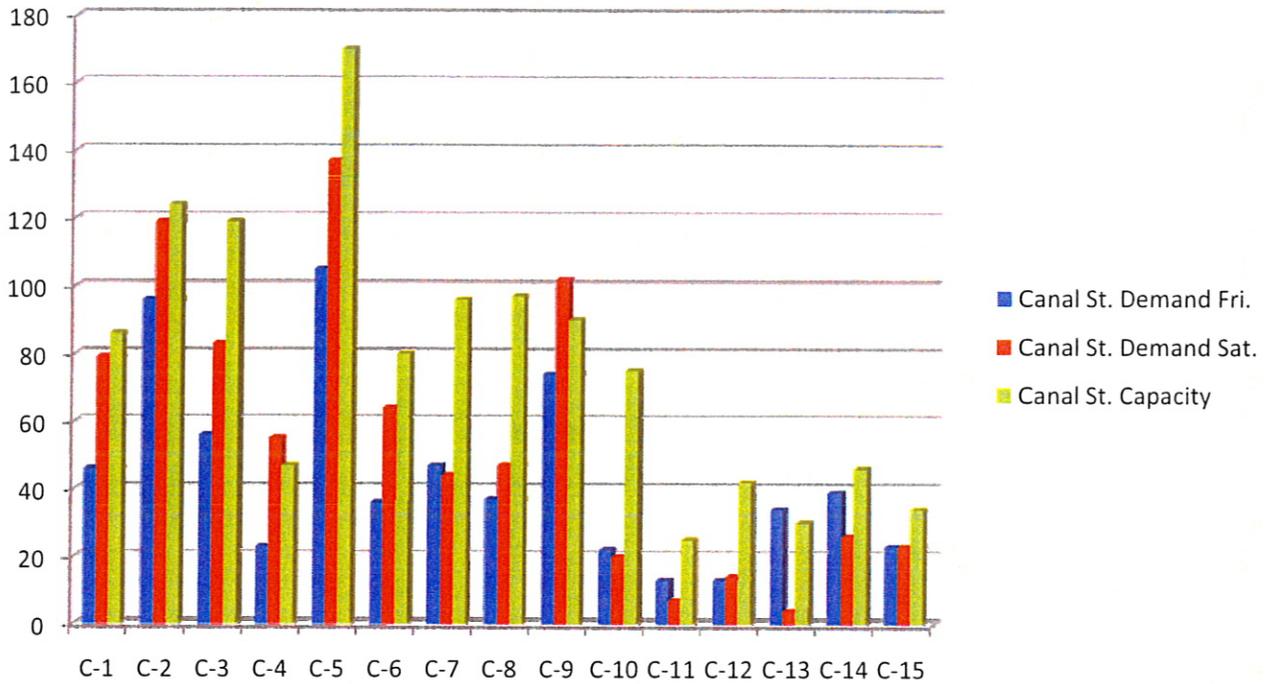
	Demand		Capacity	Surplus/ (Deficit)
	Fri.	Sat.		
C-1	46	79	86	7
C-2	96	119	124	5
C-3	56	83	119	36
C-4	23	55	47	(8)
C-5	105	137	170	33
C-6	36	64	80	16
C-7	47	44	96	49
C-8	37	47	97	50
C-9	74	102	90	(12)
C-10	22	20	75	53
C-11	13	7	25	12
C-12	13	14	42	28
C-13	34	4	30	(4)
C-14	39	26	46	7
C-15	23	23	34	11
<b>Total</b>	<b>664</b>	<b>824</b>	<b>1,161</b>	<b>283</b>

**Table 6 – Flagler Avenue Parking Generation**

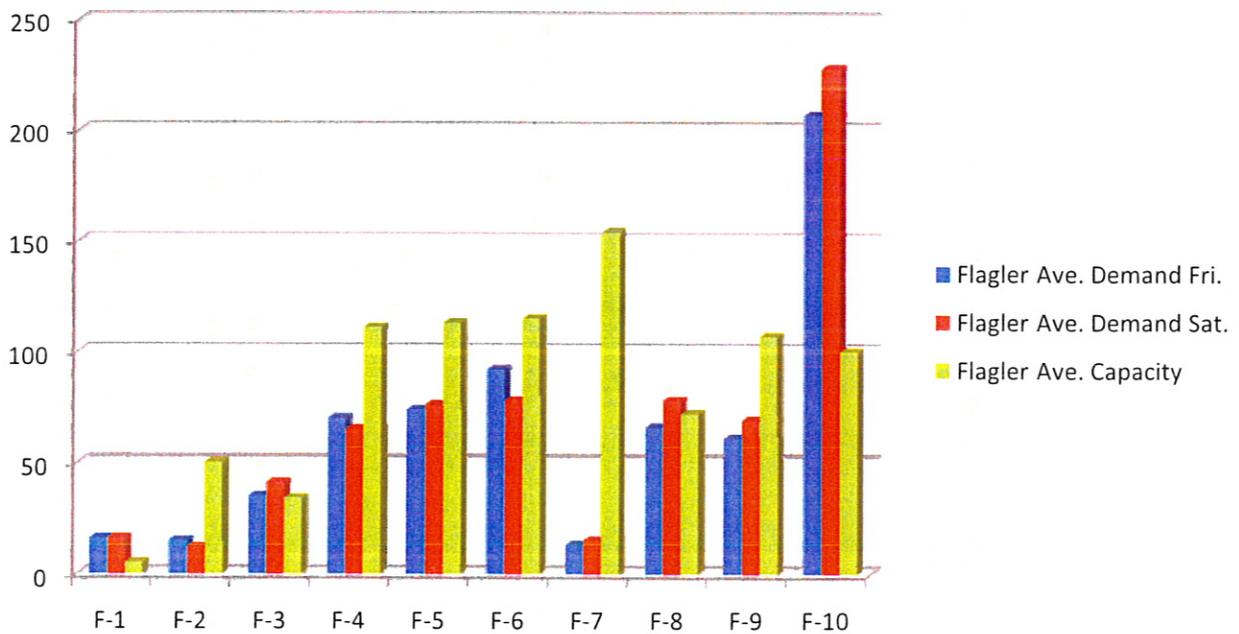
	Demand		Capacity	Surplus/ (Deficit)
	Fri.	Sat.		
F-1	16	16	5	(11)
F-2	15	12	50	35
F-3	35	41	34	(7)
F-4	70	65	111	41
F-5	74	76	113	37
F-6	92	78	115	23
F-7	13	15	154	139
F-8	66	78	72	(6)
F-9	61	69	107	38
F-10	207	228	100	(128)
<b>Total</b>	<b>649</b>	<b>678</b>	<b>861</b>	<b>183</b>

As shown in **Tables 5** and **6**, the overall capacity for the surveyed areas is currently greater than the parking demand. However, as shown by the following graphical representations (**Figures 3** and **4**) of the above data, there are parking deficits in certain blocks.

**Figure 3 – Canal Street Parking Demand and Existing Capacity**



**Figure 4 – Flagler Avenue Parking Demand and Existing Capacity**



Parking deficits are caused by people illegally parking in areas not designated for public or private parking or with temporary parking that is created for an event, such as the Saturday Farmer’s Market. As shown in **Figures 3** and **4**, parking deficits exist in blocks C-4 (the block bounded by Julia St., Faulkner St., Canal St., and Sams Ave.), F-1 (the block bounded by Esther St., Peninsula Ave., and Flagler Ave.), F-3 (the block bounded by Florida Ave., Pine St., Flagler Ave., and Cooper St.), F-8 (the block bounded by Flagler Ave., Pine St., Jessamine Ave., and Cooper St.), and F-10 (the block bounded by Flagler Ave., Atlantic Ave., Columbus Ave., and Buenos Aires St.) . The largest deficit of nearly 130 spaces is located at block F-10. This deficit is likely caused by the attraction to the beach and water and the neighboring restaurants and retail. There are also several areas with large parking surpluses. The fact that there are several locations with parking surpluses and parking deficits indicates that the parking supply may not be located in the appropriate areas. However, parking does exist within reasonable walking distance from any deficit parking.

Additional comparison tools used to evaluate and predict the required parking are the New Smyrna Beach parking codes, the Institute of Transportation Engineer’s *3<sup>rd</sup> Edition Parking Generation* manual, and the Urban Land Institute’s *2<sup>nd</sup> Edition Shared Parking* manual. **Table 8** and **Table 9** compare the parking numbers generated by block in each area based on the following methods: Institute of Transportation Engineers (ITE) rates and New Smyrna Beach code requirements. **Table 7** contains the rates from ITE and the New Smyrna Beach parking requirements which were used to generate the parking numbers. **Figure 5** and **Figure 6** show the comparison of the New Smyrna Beach parking requirements, the ITE parking requirements, and the current capacity graphically by block.

**Table 7 – Parking Rates**

Land Use	NSB Code	ITE- Fri.	ITE- Sat.
<b>Residential</b>			
SFR	2 spaces/ du	2 spaces/ du	2 spaces/ du
MFR	2 spaces/ du	2 spaces/ du	2 spaces/ du
<b>Retail</b>			
General Retail	3.33 spaces/ KSF	4.01 spaces/ KSF	4.74 spaces/ KSF
Convenience Store	4.0 spaces/ KSF	3.4 spaces/ KSF	4.0 spaces/ KSF
<b>Restaurant</b>			
	1 space/ 3 seats	5.55 spaces/ KSF	13.5 spaces/ KSF
<b>Other</b>			
Hotel	1.68 spaces/ room	0.91 spaces/ room	0.95 spaces/ room
Gym	5 spaces/ KSF	5.19 spaces/ KSF	5.19 spaces/ KSF
Museum	2.5 spaces/ KSF	0.9 spaces/ KSF	0.9 spaces/ KSF
<b>Office</b>			
Commercial	3.33 spaces/ KSF	2.4 spaces/ KSF	-
Medical	4 spaces/ KSF	3.53 spaces/ KSF	2.65 spaces/ KSF
Government	4 spaces/ KSF	4.15 spaces/ KSF	-
<b>Service</b>			
	3.33 spaces/ KSF	4.01 spaces/ KSF	4.74 spaces/ KSF
<b>Church</b>			
	0.33 spaces/ seat	1.94 spaces/ KSF	2.21 spaces/ KSF

**Table 8 – Canal Street Parking Generation**

	<b>NSB Code</b>	<b>ITE- Fri.</b>	<b>ITE- Sat.</b>	<b>Current Capacity</b>	<b>Surplus/ (Deficit)</b>
C-1	95	77	93	86	-9
C-2	220	203	169	124	-96
C-3	128	103	73	119	-9
C-4	101	69	74	47	-54
C-5	92	87	4	170	78
C-6	117	111	95	80	-37
C-7	122	99	99	96	-26
C-8	113	116	113	97	-19
C-9	88	85	16	90	2
C-10	133	100	23	75	-58
C-11	45	36	24	25	-20
C-12	107	108	19	42	-66
C-13	69	66	65	30	-39
C-14	78	74	57	46	-32
C-15	68	58	45	34	-34
<b>Total</b>	<b>1,576</b>	<b>1,391</b>	<b>969</b>	<b>1,161</b>	<b>-419</b>

**Table 9 – Flagler Avenue Parking Generation**

	<b>NSB Code</b>	<b>ITE- Fri.</b>	<b>ITE- Sat.</b>	<b>Current Capacity</b>	<b>Surplus/ (Deficit)</b>
F-1	42	39	36	5	-37
F-2	46	40	29	50	4
F-3	169	159	203	34	-169
F-4	146	101	194	111	-83
F-5	154	145	184	113	-71
F-6	110	83	97	115	5
F-7	41	26	24	154	113
F-8	170	146	218	72	-146
F-9	115	88	123	107	-16
F-10	68	69	97	100	3
<b>Total</b>	<b>1,062</b>	<b>896</b>	<b>1,206</b>	<b>861</b>	<b>-345</b>

Figure 5 - Canal Street Parking Requirements and Existing Capacity

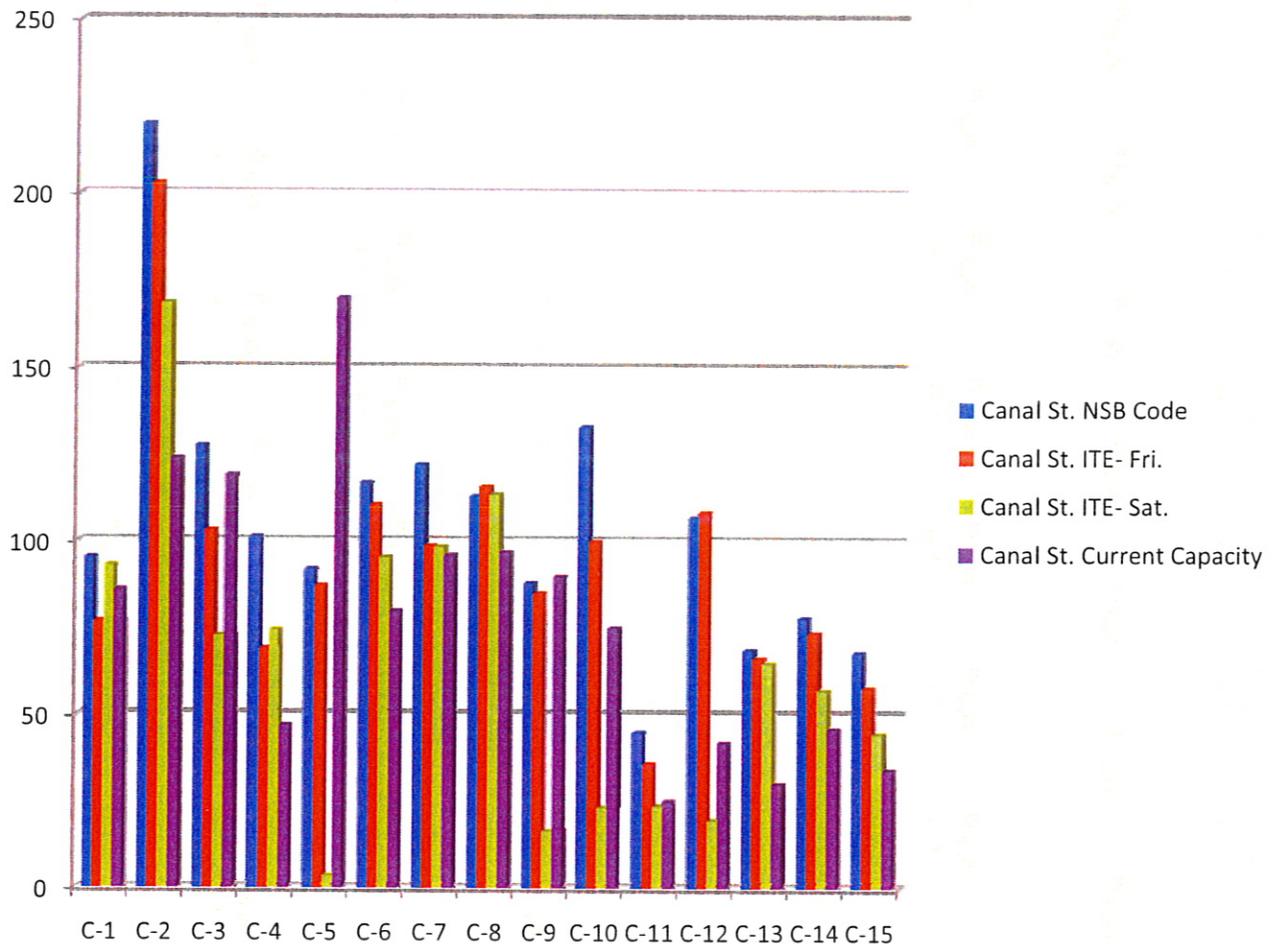
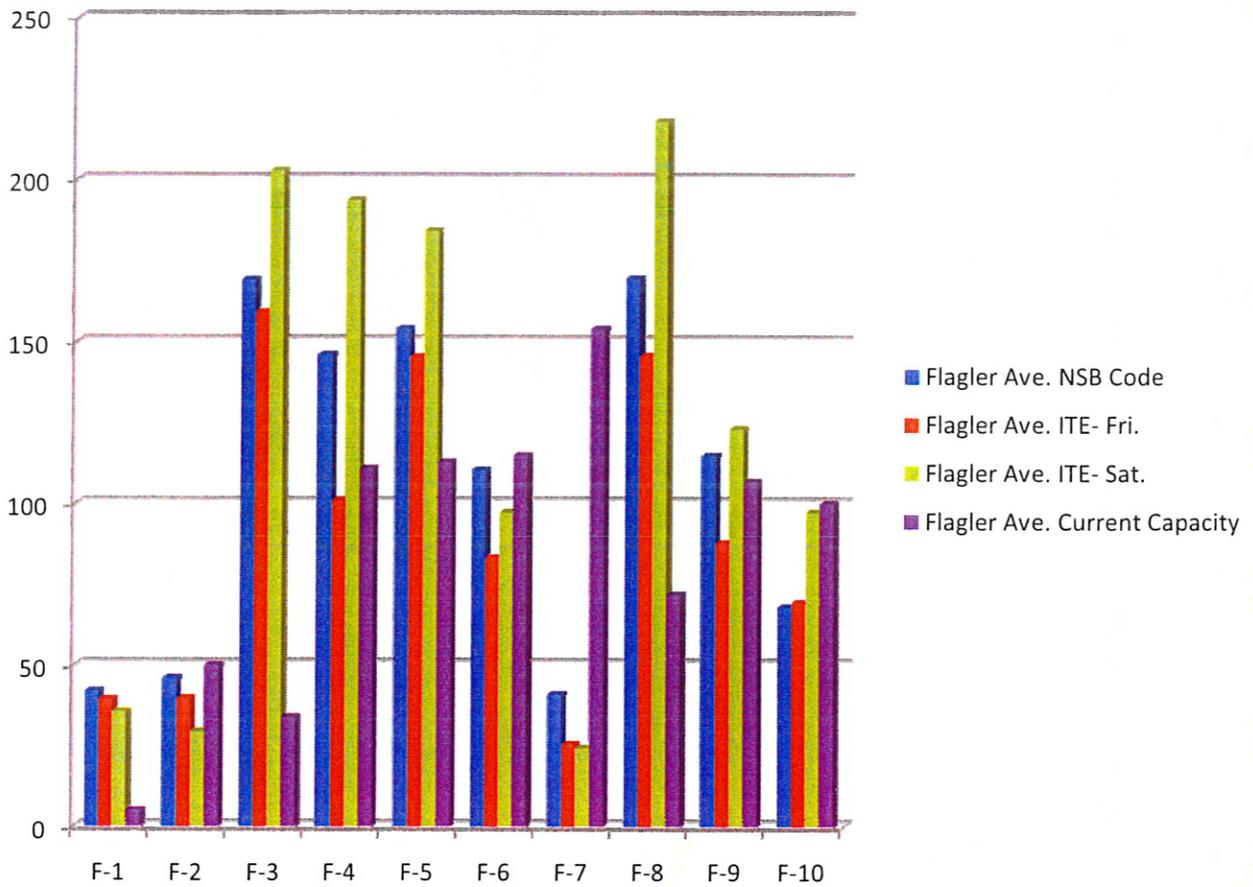


Figure 6 – Flagler Avenue Parking Requirements and Existing Capacity



Shared parking was analyzed on an area wide basis. Rates from the ITE *Trip Generation* manual were used with the shared parking principles from the ULI's *Shared Parking* manual. The resulting maximum required space needed according to shared parking for the Canal Street District are 962 on a Friday and 688 on a Saturday and for the Flagler Avenue District, 657 on a Friday and 973 on a Saturday. The comparison of the total required parking by the New Smyrna Beach codes, ITE parking generation, and shared parking are shown below in **Figure 7** and **Figure 8**.

Figure 7 – Canal Street Parking Requirements

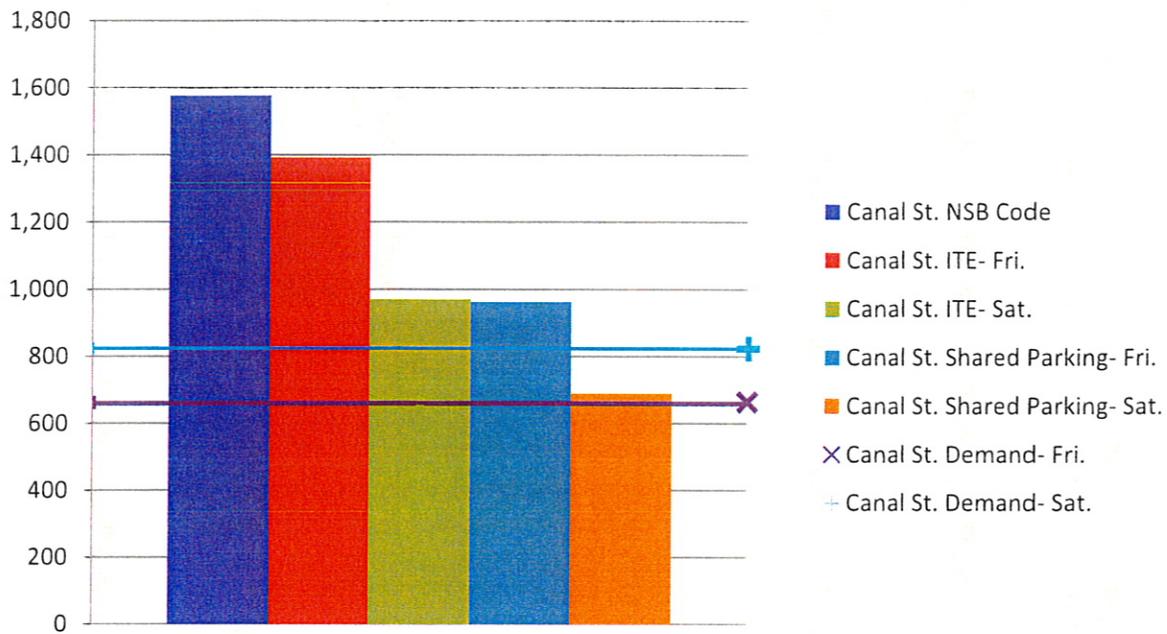
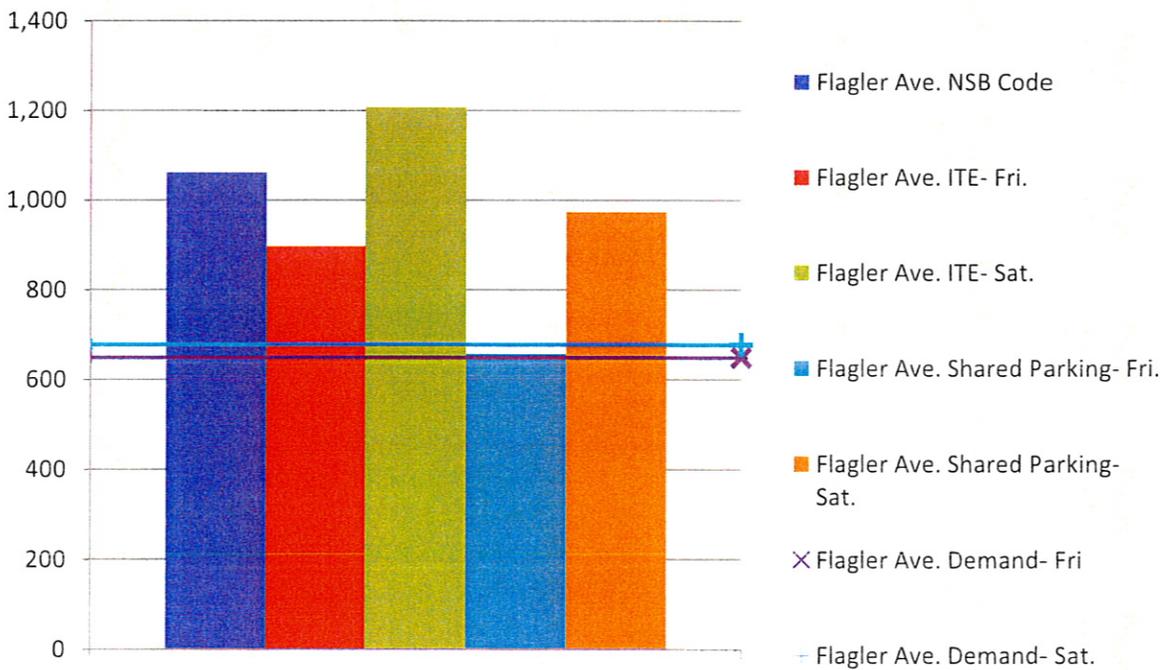


Figure 8 – Flagler Avenue Parking Requirements



### *Summary of Findings*

As demonstrated in **Tables 8 and 9**, the New Smyrna Beach parking code and ITE trip generation both indicate that parking supply is not sufficient for the existing development. The ULI Shared Parking method requires significantly less parking than the New Smyrna Beach codes and the ITE Trip Generation and indicates that there is a parking surplus in the Canal Street District and a small deficit of parking in the Flagler Avenue District.

The parking study for Canal Street and Flagler Avenue should be completed by utilizing the existing data to create a parking model for both areas. With input from the City of New Smyrna Beach on the location and intensity of future proposed development, the model will be used to identify specific locations where an increase in parking supply should be considered. This approach is recommended based on the comparison of the current parking demand to any of the traditional tools reviewed that would produce a 'documented' estimate of need. The current code requirement and the ITE methodologies both overestimate the parking demand, should parking estimates closely align with the measured demand but do not replicated the actual demand, especially on a Saturday. Future parking requirements identified based on the recommended development scenario will be based on the application of the parking standards reflected in Article VI, Development Design and Improvement Standards for the Canal and Flagler Districts.

Each of the two study areas operate independently and have very different contexts from each other. This is another reason for the use of a parking model designed specifically for New Smyrna Beach. Recommendations for parking will be included in the final report that will help ensure the vibrant and sustainable qualities based on the needs of each area. The recommendations will include potential changes to the existing parking code and concepts for parking supply location.

The next steps in the development of future parking facility recommendations are as follows:

1. Obtain confirmation from the city staff that the use of a model designed specifically for New Smyrna Beach is the approved methodology,
2. Finalize the model design and calibrate for use for the demand forecasts,
3. Obtain the approved future land use/ development scenario from the City,
4. Prepare parking demand estimates for the two study areas, and
5. Identify the opportunities and constraints to meeting the parking demand and concepts for parking provisions.

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: 533 Canal Street Demolition and FEC Lanscape Lease Area Demolition  
Oversight Archeological Services and Environmental Contamination Cleanup Oversight

AUTHORIZED BY: Tony Otte CONTACT: Noeleen Foster

AGENDA DATE: 5/5/10 REGULAR  CONSENT

**MOTION/RECOMMENDATION:**

Approve the - Southeastern Archaeological Phase I Cultural Resource Survey - bid proposal in the amount of \$9,200.

Approve the - Kimley Horn bid preparation and demolition oversight - bid proposal in the amount of \$6,200.

Approve the - Kimley-Horn bid proposal to collect and analyze soil samples on the S.W. corner of U.S. 1 and Canal St. and provide data regarding the presence of hazardous materials. If hazardous materials are confirmed - remediation recommendations will be provided in the amount of \$2,375.

Approve the - Kimley-Horn bid proposal for site assessment, preparation of interim source (arsenic) removal plan, oversight of source (arsenic) removal by FDEP, project management and reporting provided in the amount of \$15,550 under the EPA Brownfield Assessment Grant.

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**BACKGROUND:**

The CRA acquired 533 Canal St. to comply with the original 1985 CRA Redevelopment Plan to redevelop the property and create an entrance for the downtown Canal Street Business District. This property contains arsenic which is a hazardous material and must be taken into consideration when developing a site demolition plan. The CRA/City has completed a RFQ under the Brownfields Environmental Assessment and Characterization

Services Program. Under this program Kimley-Horn has been approved under an umbrella contract as the engineering firm to contract with for oversight of this project.

This demolition project requires the CRA Board and the City Commission consideration for approval of the following proposals:

1. Contract with Southeastern Archaeological Research, Inc. (SEARCH) to conduct a Phase I Cultural Resource Survey of the Dunn Lumber Property and the SW corner of US 1 & Canal "Right-Of-Way" (ROW) in the amount of \$9,200. A City of New Smyrna Beach Ordinance requires that any City owned property undergoing upgrades that disturb more than 25 sq. ft. of ground undergo a Phase I Archeology Study. The FEC Landscape Lease area is not owned by the City therefore it does not require an archeological study however the Dunn property and the ROW are City owned. SEARCH has experience working with Kimley-Horn during a hazardous material cleanup project and has been prequalified by the City for this type of project. This task would be completed during the demolition phase of the project projected to take place in July and would not be part of the EPA Brownfield Assessment Grant.

Please see the attached "Southeastern Archaeological" "Scope of Work" for more details.

2. Kimley-Horn bid preparation and demolition oversight provided in the amount of \$6,200. Once the bid package is completed and contains the proper environmental (asbestos and arsenic site containment) oversight specifications it will be forwarded to the CRA and the City Commission for approval and will then be advertised as a Request for Proposal. This process should be completed by the end of June with the demolition taking place in July. This task is not part of the EPA Brownfield Assessment Grant.

Please see attached Kimley-Horn Task Order Form for more details.

3. Kimley-Horn collects and analyzes soil samples on the S.W. corner of U.S. 1 and Canal St. and provides data regarding the presence of hazardous materials. If hazardous materials are confirmed - remediation recommendations will be provided in the amount of \$2,375. This task would be carried out at the same time the testing on the Dunn property is projected to take place during the month of July.

Please see attached Kimley-Horn Task Order Form.

4. Kimley-Horn site assessment, preparation of interim source (arsenic) removal plan, oversight of source removal by FDEP, project management and reporting provided for in the amount of \$15,550. This task may be conducted under the EPA Brownfield Assessment Grant. However, if, one or more of these tasks are not approved for funding after applying for EPA approval, this item may require further consideration.

Please see attached Kimley-Horn Task Order Form for further details.

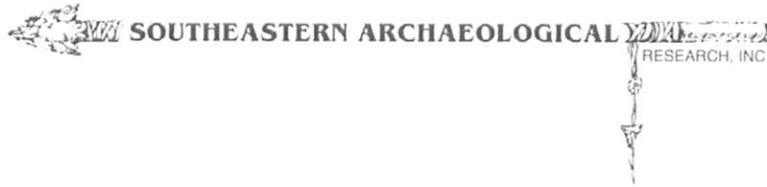
### FISCAL IMPACT:

If the first three referenced "Scope of Works" are approved they would total \$17,775 which would be a direct expense to the CRA.

If the last "Scope of Work" (#4) referenced is approved it is anticipated funding would be provided through the EPA Brownfield Assessment Grant in the amount of \$15,550

### OTHER OPTIONS:

The CRA and City Commission could choose to wait for Florida Department of Transportation to undertake the demolition and hazardous material cleanup.



Noeleen Foster  
CRA Coordinator  
210 Sams Avenue  
New Smyrna Beach, FL 32168

April 23, 2010

**RE: Proposal for a Phase 1 Cultural Resource Survey of the Dunn Lumber  
Property, New Smyrna Beach, Volusia County, Florida.  
SEARCH # P010-017**

Dear Ms. Foster,

Southeastern Archaeological Research, Inc. (SEARCH) is pleased to submit a proposal for the above referenced project. As I understand from the information sent to me, the project area is an approximately 1-acre combination of parcels located in the northwest quadrant of the intersection of US1 and Canal Street in New Smyrna Beach, Volusia County, Florida. The proposed undertaking involves soil remediation, razing structures, removing derelict concrete pads and landscaping. The New Smyrna Community Redevelopment Agency (CRA) has requested a Phase I survey of the project parcel.

The project area consists of parcels, 4, 8, 9, 10, 12 and 13. This is approximately the eastern half of the property previously recorded as the Dunn Lumber Company resource group (8VO8652). The resource group is not considered eligible for the National Register of Historic Places (NRHP) by the surveyor; the State Historic Preservation Officer (SHPO) has yet to evaluate this resource group concerning its eligibility for the NRHP. The parcel identified as 12 & 13 contains an abandoned three-bay commercial structure facing south to Canal Street. The Volusia County Property Appraiser's database lists this structure as having been constructed in 1947. The parcel identified as 8, 9 & 10 contains a tin-roofed shed. The parcel identified as Lot 4 contains a concrete slab that is to be removed.

The eastern border of the project area is Highway A1A. This highway was constructed as part of the Daytona-New Smyrna Road and later was the route of the Old Dixie Highway. The highway in this area is recorded as 8VO7195 and is evaluated by the SHPO as potentially eligible for the NRHP. This previously recorded linear resource is outside of the project area and will not be affected by the proposed undertaking. The project area's western border is adjacent to the Florida East Coast Railroad (8VO8608). The Florida East Coast Railroad was the first railroad in New Smyrna Beach; it was constructed in 1892 and the tracks are still in use today. This segment of the Florida East Coast Railroad has not been evaluated by the SHPO; however, this previously recorded linear resource is outside of the project area and will not be affected by the proposed undertaking.

The project area extends to the south, across Canal Street and includes the Right-of-Way (ROW) along the south side of Canal Street. Canal Street is constructed above the Canal Street segment of the Turnbull Canal System (8VO7056). This resource group is listed on the NRHP. The ROW on the south side of Canal Street and outside the NRHP resource will be renovated with updated landscaping; Canal Street, and the NRHP resource underneath it, will not be part of the proposed undertaking.

SEARCH will conduct a systematic Phase I cultural resource survey of the project parcel. Subsurface testing will be conducted on the primary part of the project parcel and along the ROW south of Canal Street where updated landscaping is proposed. Subsurface testing will not be conducted in areas identified for soil remediation or where buried utilities occur. The structures on the project parcel will be evaluated and recorded if they are over 50 years old.

Following completion of the fieldwork, a technical report will be prepared that describes the environmental setting, previous research, prehistory and history of the area, and the research design, methods, results of the field survey, and recommendations. Significance assessments will be based on the eligibility criteria for listing in the National Register of Historic Places. The report will conform to the specifications set forth in Chapter 1A-46 of the Florida Administrative code for submission for comment to the State Historic Preservation Officer.

Please review the attached exhibit that details our project staff, insurance, and cost. We appreciate this opportunity to work on your project. Please let me know if you would like any additional information.

Sincerely,



James Pochurek  
Vice President & Principal  
Newberry, Florida

**SEARCH PROPOSAL**

**Project Staff**

The Principal Investigator for this project will be:

Robert Austin, Ph.D., RPA  
 Tampa, Florida  
 813-205-9847  
[bob@searchinc.com](mailto:bob@searchinc.com)

The Principal Investigator will be supported by field, laboratory, and administrative personnel selected from SEARCH's full-time staff, all of whom are professionally trained and have undergone drug and criminal background screening. Our key personnel all exceed the qualifications presented in *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register V.48 N. 190 Part IV p. 44738-44739, September 30, 1983).

SEARCH's staff is based in Florida (Newberry, Orlando, Tampa, Pensacola and Jacksonville), North Carolina (Jacksonville), Virginia (Williamsburg) and Hawai'i (Honolulu). No subcontractors or temporary staff will be used for this project.

**Insurance**

SEARCH carries insurance for the following policies and will deliver a Certificate of Insurance to the Client upon request.

<u>Policy Type</u>	<u>Coverage Amount</u>
Workman's Compensation	Statutory Limits
Employers' Liability	\$ 1,000,000
General Liability	2,000,000
Professional Liability	1,000,000
Automobile Liability	1,000,000
Umbrella Policy	2,000,000
Harbor Workers and Longshoremen's Act (USL&H*)	1,000,000
Maritime Employers Liability (Jones Act*)	1,000,000
Defense Base Act Coverage	

\* Jones Act and USL&H policies apply to any work that is conducted in, on, or around navigable waters. Claims resulting from injuries in these areas typically are not covered by conventional Workers Compensation insurance policies, and can expose employers and landowners to certain federal laws in respect to employee injuries. SEARCH holds policies that protect against these claims.

## Project Tasks

The following tasks and subtasks generally comprise the level of effort required to complete each project.

### Mobilization/Demobilization

- Landowner coordination
- Equipment and vehicle preparation
- Health and Safety preparation
- Transport to and from the project area
- Utility locates

### Background Research

- Florida Master Site File (FMSF) cultural resource database review
- FMSF cultural resource survey database review
- Literature review
- Historic USGS, USDA, GLO, state, county, and roadway map review
- Historic aerial review
- Environmental review
- Local informant interviews
- Certified Local Government representative coordination
- County Property Appraiser database review
- Archaeological site probability model development
- Historic structure probability model development

### Fieldwork

- Archaeological survey
- Architectural History survey

### Data Analysis

- Field data analysis
- Site mapping
- Laboratory analysis
- Artifact illustration and photography
- Curation preparation
- Artifact delivery to permanent curation facility

### GIS

- Field map production
- GPS data processing
- GIS site spatial analysis
- GIS database development
- Report map production

### Report Preparation and Production

- Progress reports

- Screening report
- Draft report
- Final report
- FDHR Submission Packet
- FMSF forms
- Florida Survey Log form
- Quality Control

#### Meetings

- Client telephone coordination

#### Project Administration

- Project and contract setup
- Risk management
- Contract management
- Project management

### **Project Changes**

SEARCH will notify the client of project changes that are outside of this Scope of Services. Changes may include client-requested adjustments to the project description, duration, deliverables, or tasks. Please review the SEARCH assumptions listed below.

### **Assumptions**

#### Mobilization/Demobilization

- The Client will secure permission from the current landowner(s) allowing SEARCH field teams access to the project area.
- Client will notify SEARCH of buried utilities on the project area.
- The Client will notify SEARCH of any environmental or physical hazards that may exist on the project area.
- The project area does not include State- or Federally-owned lands that would require the application for State or Federal archaeological research permits.

#### Fieldwork

- Fieldwork will be conducted during one field session; return trips at the request of the client or an agency will be considered a project change.

#### Data Analysis

- This Scope of Services includes the cost of collecting, processing, analyzing, temporarily curating, and shipping up to 100 artifacts; laboratory work for any additional artifacts will be considered a project change.
- Artifacts and recovered cultural material are the property of the landowner. SEARCH will return all cultural material to the landowner; or, SEARCH may recommend an alternative repository for curation upon project completion.

Report Preparation

- Requests for delivery of additional report copies, interim reports, report sections, progress reports, technical memoranda, digital media (including GIS data), press releases, or agency or Tribal correspondence beyond what is included in the Deliverables section will be considered a project change.
- SEARCH will receive all comments from all reviewers for the Draft Report as one submittal. Additional comment submittals will be considered a project change.

Meetings

- No meetings or public hearings are included in the scope of this proposal.

Project Administration

- This project will be complete upon:
  - 1) acceptance of the final report by SHPO;
  - 2) 90 days after submittal of the draft report to the client or client representative, or;
  - 3) 12 months from project authorization, whichever milestone occurs first. Any work conducted after any of these 3 milestones has been reached will be considered a project change.
- Upon project completion, an invoice or statement will be submitted to the client and the outstanding balance will be due within 14 days.

**Deliverables**

<u>Quantity</u>	<u>Deliverable</u>	<u>Via</u>
1	Certificate of Insurance <sup>1</sup> to client or landowner	Fax
1	End of Fieldwork memo <sup>1</sup> to client or client team	Email
1	Draft Report PDF to client or client team	Email
1	Draft Report (bound) <sup>1</sup> to client or client team	UPS
1	Final Report PDF to client or client team	Email
3	Final Reports (bound) to client or client team	UPS
1	Final Report with SHPO Project Packet sent to SHPO office	UPS
1	Recovered cultural material to landowner	UPS

<sup>1</sup> Upon Request

**Cost**

The lump sum fee for conducting this project is \$9,200.00 to be invoiced according to the following schedule:

Project Award:	0% Retainer
End of Fieldwork:	50% Invoice
Draft Report Submittal:	50% Invoice
Final Report Submittal:	0% Balance

**Proposal Acceptance**

If this proposal is acceptable to you (CLIENT), please have a duly authorized representative sign and complete the information below and return this page to SEARCH (CONTRACTOR) via email or fax.\*

	<u>CONTRACTOR:</u>	<u>CLIENT:</u>
<b>Company</b>	SEARCH	_____
<b>Signature</b>	 _____	_____
<b>Name</b>	James Pochurek	_____
<b>Title</b>	Vice President & Principal	_____
<b>Date</b>	4/14/2010	_____
<b>Address</b>	315 NW 138 <sup>th</sup> Terrace Newberry, FL 32669	_____
<b>Phone</b>	333-333-0049	_____
<b>Fax</b>	352-333-0069	_____
<b>Email</b>	<a href="mailto:James@searchinc.com">James@searchinc.com</a>	_____
<b>Website</b>	<a href="http://www.searchinc.com">www.searchinc.com</a>	_____

\* Payment is due within 14 days of billing. Balances more than 30 days past due will be assessed a delinquency fee of 1.5% per month on the overdue amount. SEARCH may at SEARCH's discretion withhold project deliverables until payment is received. The client is responsible for SEARCH administrative costs and attorney fees to collect past-due accounts. This contract is being entered into in Alachua County, Florida.



**TASK ORDER FORM**

In accordance with the City of New Smyrna Beach (the "City") Consultant Services Agreement dated April 7, 2010 the City hereby authorizes the Consultant to proceed with the services as set forth in the attached Scope of Work and the following:

Task Assignment: Environmental Consulting Services – Dunn Lumber Property.

Project Title: New Smyrna Beach Assessment Grant

Task: Bid preparation and demolition oversight for Dunn Lumber site (the "Site")

Site Address: 533 West Canal Street, New Smyrna Beach, Florida

Consulting Firm: Kimley-Horn and Associates, Inc.

Billing: As set forth in the Consultant Services Agreement dated April 7, 2010.

Lump Sum Cost: \$6,200

Scope of Work: See attached Scope of Work

**AUTHORIZATION:**

**CONSULTANT**

Accepted By: David M. Schilling for Date: 4/16/10  
(Signature)  
 NAME: Bill Schilling, P.E.  
 TITLE: Vice President

**CITY OF NEW SMYRNA BEACH**

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_



**Scope of Work (Task Proposal)**

The Consultant shall provide the following services in association with the Dunn Lumber property (the "Site").

*Task 1 Bid Preparation and Preconstruction Meeting*

Kimley-Horn and Associates, Inc. (KHA) shall assist City staff in preparation of the bid documents for the demolition of the building along Canal Street at the Site. KHA shall review and comment on two drafts of the bid documents and attend one preconstruction meeting with the demolition contractor. This task is not a part of the Brownfield Assessment Grant.

*Task 2 Demolition Observation*

KHA shall observe the demolition of the building. This will consist of a total of three 2-hour site visits during the demolition. This task will also include review of waste manifests and the preparation of a two-page summary memorandum summarizing our observations. The summary memorandum shall include photographs, if warranted. This task is not a part of the Brownfield Assessment Grant.

**Cost Summary**

Kimley-Horn and Associates, Inc.

<b>Task/Subtask</b>	<b>Total Man Hours</b>	<b>Cost</b>	<b>Reimbursable Description</b>	<b>Reimbursable Cost</b>
Task 1- Bid Documentation and prebid meeting	14	\$ 2,500.00	Mileage, copies, camera	\$ 300.00
Task 2 – Demo Observation	16	\$ 2,500.00	Mileage, copies, camera	\$ 300.00

Subcontractors

<b>Subcontractor</b>	<b>Services</b>	<b>Cost</b>
Task 1 Good Environmental	Preconstruction meeting	\$ 200.00
Task 2 Good Environmental	Site observations	\$ 400.00

**Total Cost: \$6,200**



## Deliverables and Schedule

The Consultant shall provide the following deliverable(s) in accordance with the EPA Cooperative Agreement.

Deliverable: Bid documents  
Deliverable Date: Within 2 working days of receipt of draft from the City staff

Deliverable: Demolition summary memorandum  
Deliverable Date: Within 5 working days of receiving waste manifests from contractor

### ***Property Info (if applicable):***

*Parcel ID No.:* 7441-18-00-0120  
*Size:* 0.4 AC  
*Owner:* City of New Smyrna Beach Community Redevelopment Agency

*No. structures on-site:* 1  
*Date(s) of construction:* 1947  
*Other Information:* NA



**TASK ORDER FORM**

In accordance with the City of New Smyrna Beach (the "City") Consultant Services Agreement dated April 7, 2010 the City hereby authorizes the Consultant to proceed with the services as set forth in the attached Scope of Work and the following:

Task Assignment: Environmental Consulting Services – Dunn Lumber Property.

Project Title: New Smyrna Beach Assessment Grant

Task: Site assessment, preparation of interim source removal plan, oversight of source removal by FDEP, project management and reporting

Site Address: 533 West Canal Street, New Smyrna Beach, Florida

Consulting Firm: Kimley-Horn and Associates, Inc.

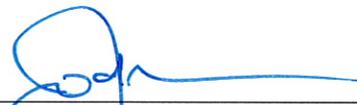
Billing: As set forth in the Consultant Services Agreement dated April 7, 2010.

Lump Sum Cost: \$15,550.00

Scope of Work: See attached Scope of Work

**AUTHORIZATION:**

**CONSULTANT**

Accepted By:   
(Signature)  
NAME: Joseph P. Mecca, P.E.  
TITLE: Vice President

Date: 4/22/10

**CITY OF NEW SMYRNA BEACH**

Reviewed By: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## Scope of Work (Task Proposal)

The Consultant shall provide the following services in association with the Dunn Lumber property (the "Site").

### Task 1 Complete Soil Assessment Beneath Current Building Slab

Upon removal of the slab, KHA will finalize the assessment of the extent of arsenic in soil with the known soil arsenic plume. It is assumed by KHA that this task will be conducted under the Brownfield Assessment Grant. This task will consist of the following:

- Complete Site Eligibility Form
- Complete site-specific Quality Assurance project Plan (QAPP)
- Conduct soil assessment
- Prepare Site Assessment Report Addendum (SARA)

KHA will prepare and provide the appropriate forms for the site eligibility and generic QAPP. Upon approval by EPA, KHA shall conduct the soil assessment. The soil assessment shall consist of the completion of 8 soil borings using a stainless steel hand auger to a depth of four feet below land surface (ft, bls). Soil samples shall be collected at each location at depths of 0-0.5 ft, bls, 0.5-2 ft, bls, and 2-4 ft, bls. A total of 24 soil samples shall be collected. Soil samples shall be collected in accordance with the site-specific QAPP. Two duplicate soil samples and one rinseate sample shall also be collected and analyzed. Soil and rinseate samples shall be analyzed for arsenic by EPA method 6010 by an accredited member of the

National Environmental Laboratory Accreditation Conference (NELAC) Institute. KHA shall prepare a SARA to be provided to the FDEP. The SARA shall include a summary of demolition activities, soil sampling methodology, and a summary of soil sampling results. The report shall also include recommendations for completion of interim source removal activities in the area of known arsenic contaminated soil.

### Task 2 Prepare Interim Source Removal Plan

KHA shall prepare an Interim Source Removal Plan (ISRP). The ISRP shall include a summary of soil quality data and a map showing the area of known soil contamination to be removed. This task is subject to the Brownfield Assessment Grant.

### Task 3 Observe Interim Source Removal (ISR) to be Conducted by FDEP

KHA shall observe completion of the Interim Source Removal (ISR) by FDEP contractors. This task shall consist of five 2-hour site visits while the soil removal activities are conducted. This task shall also include a preconstruction meeting, two 1-hour phone calls with the FDEP and their consultant and review of their summary report. This task may be subject to the Brownfield Assessment Grant.



### Cost Summary

Kimley-Horn and Associates, Inc.

Task/Subtask	Man Hours	Cost	Reimbursable Description	Reimbursable Cost
Task 1 - SARA	68	\$ 7,620.00	Sample supplies, shipping, copies, mileage	\$ 980.00
Task 2 - ISRP	20	\$ 2,660.00	Copies, supplies	\$ 110.00
Task 3 – ISR Observation	14	\$ 2,350.00	Mileage, supplies, camera	\$ 290.00

### SUBCONTRACTORS

Subcontractor	Services	Cost
Task 1 Good Env.	Soil sampling	\$ 600.00
Task 1 Millennium Labs	Laboratory services	\$ 340.00
Task 3 Good Env	Site observations	\$ 600.00

Total Cost: \$15,550.00

### Deliverables and Schedule

The Consultant shall provide the following deliverable(s) in accordance with the EPA Cooperative Agreement.

Deliverable: SARA  
Deliverable Date: Within 45 days of completion of demolition activities

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### Property Info (if applicable):

Parcel ID No.: 7441-18-00-0120  
Size: 0.4 AC  
Owner: City of New Smyrna Beach Community Redevelopment Agency

No. structures on-site: 1  
Date(s) of construction: 1947  
Other Information: NA

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**TASK ORDER FORM**

In accordance with the City of New Smyrna Beach (the "City") Consultant Services Agreement dated April 7, 2010 the City hereby authorizes the Consultant to proceed with the services as set forth in the attached Scope of Work and the following:

Task Assignment: Environmental Consulting Services – Soil Sampling South of Canal Street.

Project Title: Canal Street Soil Sampling

Task: Collect and analyze soil sample south of Canal Street, south of Dunn property and provide data and recommendations.

Site Address: South side of 533 West Canal Street, New Smyrna Beach, Florida

Consulting Firm: Kimley-Horn and Associates, Inc.

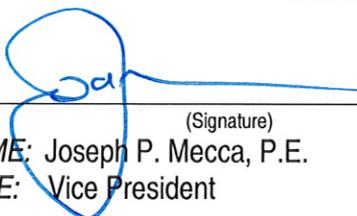
Billing: As set forth in the Consultant Services Agreement dated April 7, 2010.

Lump Sum Cost: \$2,375.00

Scope of Work: See attached Scope of Work

**AUTHORIZATION:**

**CONSULTANT**

Accepted By:   
(Signature)  
NAME: Joseph P. Mecca, P.E.  
TITLE: Vice President

Date: 4/22/10

**CITY OF NEW SMYRNA BEACH**

Reviewed By: \_\_\_\_\_  
(Signature)  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Signature)  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Date: \_\_\_\_\_



**Scope of Work (Task Proposal)**

The Consultant shall provide the following services in association with the planting along the south side of Canal Street, south of the Dunn Lumber property (the “Site”).

*Task 1 Collect and Analyze Soil Sample from Soil Generated During Planting Along South Side of Canal Street.*

This task shall not be conducted as part of the Brownfield Assessment Grant. KHA shall collect and analyze one four-point composite soil sample from the soil to be generated during planting along the south side of Canal Street. The sample shall be analyzed for the following.

1. Volatile Organic Compounds (VOCs) by EPA Method 8021 (Note, in accordance with FDEP SOPs, the VOC sample will be collected from one boring and not the composite sample)
2. Semi Volatile Organic Compounds (SVOCs) by EPA Method 8720SIM
3. Total Recoverable Petroleum Hydrocarbons (TRPH) by the FL-PRO Method
4. Metals (Cadmium, Chromium, Mercury and Lead) by EPA Method 6000 and 7000 series

KHA shall review the data and inform the City as to disposal options that the Contractor may implement.

**Cost Summary**

Kimley-Horn and Associates, Inc.

<b>Task/Subtask</b>	<b>Man Hours</b>	<b>Cost</b>	<b>Reimbursable Description</b>	<b>Reimbursable Cost</b>
Task 1 – Soil Sampling	3	\$435.00	Sample supplies, mileage, shipping	\$500.00

**SUBCONTRACTORS**

<b>Subcontractor</b>	<b>Services</b>	<b>Cost</b>
Task 1 Good Env.	Sampling	\$240.00
Task 1 Millennium Labs	Laboratory analyses	\$1,200.00

Total Cost: \$2,375.00



Kimley-Horn  
and Associates, Inc.

## **Deliverables and Schedule**

The Consultant shall provide the following deliverable(s) in accordance with the EPA Cooperative Agreement.

Deliverable: Soil analytical results for soil form planting along Canal Street  
Deliverable Date: Within 15 working days from notice to proceed.

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### ***Property Info (if applicable):***

*Parcel ID No.:* NA  
*Owner:* City of New Smyrna Beach Community Redevelopment Agency

*No. structures on-site:* 0  
*Date(s) of construction:* NA  
*Other Information:* NA

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# ***NEW BUSINESS***

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Flagler Dunes Parking lot– Property Improvement Grant Application

AUTHORIZED BY: Tony Otte CONTACT: Noeleen Foster

AGENDA DATE: 5/5/10 REGULAR  CONSENT

**MOTION/RECOMMENDATION:**

Approval of a Property Improvement Grant Application in the amount of \$10,000 for the Flagler Dunes parking lot.

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**BACKGROUND:**

The CRA Property Improvement Grant Application for 207 S. Atlantic Avenue received 17 points on the funding evaluation and qualifies for a grant. The CRA had previously approved up to \$58,000 to create parking spaces in the “Flagler Dunes Parking Lot” in order to pay for the advance lease of at least 20 parking spaces at \$500 each until the value of the CRA funds are expended.

This project includes:

1. 31 regular shell parking spaces
2. 2 handicapped parking spaces on a concrete pad
3. Build an entrance and drive
4. 6 turtle friendly bollard lights
5. Relocate 41 palm trees onsite
6. Install groundcover & shrubs to include dune daisy, blanket flower and or railroad vine
7. Build sidewalks on Buenos Aires and Columbus

Funds would be used for grant-eligible expenditures.

**FISCAL IMPACT:**

The Property Improvement Grant Fund currently has \$19,859.5 available if the 300 Flagler Avenue grant application is approved. If this grant application is approved in the amount of \$10,000 by the CRA Board there would be \$9,859.5 remaining in the fund.

**OTHER OPTIONS:**

Do not approve the grant application, or approve a lesser amount (the request is for the maximum amount allowed.)

CITY OF NEW SMYRNA BEACH  
COMMUNITY REDEVELOPMENT AGENCY

APPLICATION FORM

COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

NAME: Flagler Dunes LLC

PROPERTY ADDRESS: 207 S. ATLANTIC Ave., N.S.B., FL, 32169

TELEPHONE: (407) 650-0282 (DAY) (407) 650-0282 (EVENING)  
(407) 423-0722 (fx) (321) 251-0000 (John Page)

**TYPE OF IMPROVEMENT PLANNED:**

Exterior \_\_\_\_\_ Painting \_\_\_\_\_ Landscape  Electrical   
Signage  Awning \_\_\_\_\_ Parking Area  Other Design Assistance

**PROJECT PROPOSAL ON IMPROVEMENTS**

The following information must be included with the application.

1. **Summary** of the scope of work to be performed.
2. **Color photographs** clearly showing existing condition of the facade, neighboring buildings, and rear entrances. If applicable, historic photographs and photos of existing parking areas should also be included.
3. **Sketch plans and specifications** detailing the scope of work.
4. **Samples** of all paint colors and awning materials to be used on the building and signage.

ESTIMATED **TOTAL** COST OF PROPOSED IMPROVEMENTS: \$ 74,850

ESTIMATED AMOUNT OF **GRANT ASSISTANCE REQUESTED**: \$ 10,000

*Engineering*  
+ \$9,000  
\$83,850

**I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:**

1. **To follow the design** recommendations as approved by the Community Redevelopment Agency.
2. **To adhere** to the Application Procedures and Guidelines and the Grant Agreement as specified.
3. **That I shall incur** all initial project costs and receive **reimbursement** only after:
  - A. All improvements have been **completed**.
  - B. **Final Inspection** of the improvements is approved.
  - C. **Proof of Payment** for project costs has been received.
4. Additional improvements or changes not approved will not be funded.

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE COMMUNITY REDEVELOPMENT COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.

\_\_\_\_\_  
APPLICANT SIGNATURE

4/21/2010  
\_\_\_\_\_  
DATE

207 S. Atlantic Avenue

## Funding Evaluation

Did the Applicant attend pre-application conference: Yes  No

Does the proposed project substantially comply with the guidelines Yes  No

REVIEW FOR FUNDING (26 POINTS POSSIBLE)  
(15 POINTS MINIMUM REQUIRED)

Circle a Score  
for each category

### Compliance with guidelines:

Project substantially meets guidelines  
No character defining features are inappropriately altered:----- 3 points

### Location:

A corner building on Flagler, or Canal Street must do all façade visible to receive credit:----- 5 points  
Located on Canal St, Flagler Ave., N. Causeway or Third Ave.:----- 4 points  
Other Locations in Grant Area :----- 3 points

### Overall Impact/Improvement:

Condition improves from poor to excellent:----- 5 points  
Condition improves from poor to good:----- 4 points  
Condition improves from good to excellent:----- 3 points  
Condition improves from average to excellent ----- 3 points  
Condition improves from average to good ----- 2 points

### Quality of Work Proposed:

Special treatment (removing "slipcover façade", rebuilding original character-defining features, substantial structural renovation, significant landscape improvement, etc.) ----- 7 points  
Overall high quality: ----- 3 points

### Present use:

Commercial/Office:----- 3 points  
Current Vacant/reuse:----- 3 points  
New INFILL Construction on Flagler Ave. or Canal St. ----- 4 points

### Bonus Points:

Special significance – historically or architecturally  
Important, now or in the past, to the community:----- 2 points

Total 17

## 207 S. Atlantic Avenue Property Improvement Grant Application

### Scope of Work

1. Engineering and design
2. 31 regular shell parking spaces
3. 2 handicapped parking spaces on a concrete pad
4. Build an entrance and drive
5. 6 turtle friendly bollard lights
6. Relocate 41 palm trees onsite
7. Install groundcover & shrubs to include dune daisy, blanket flower and or railroad vine
8. Build sidewalks on Buenos Aires and Columbus

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D. Flagler Dunes Property – Agreement Points

Commissioner Williams abstained from voting on this agenda item due to a conflict of interest and completed FORM 8B MEMORANDUM OF VOTING CONFLICT (attached).

Mr. Otte reiterated that the CRA, at their January 9<sup>th</sup>, 2010 meeting, authorized staff to pursue discussion with the owner of the Flagler Dunes property who wished to partner with the CRA to create a parking lot on this property. Mr. Otte continued that “Agreement Points” had been identified as follows:

1. The CRA would pay for the construction of the lot on the property owned by the other party to the agreement.
2. The owner would then provide a lease of the parking spaces to the CRA.
3. The term of the lease would be determined once the lease amount per space was formulated. For example, if the CRA pays \$50,000 to construct the lot and the lease amount per space is \$500, and the lot contains 20 spaces, each year the CRA would have received a value of \$10,000 of leased spaces. The term of the lease in this example was five years, as it would take 5 years to “use up” the lease value of \$500 per space for 20 spaces.
4. If the owner wished to terminate the lease, the owner would pay the CRA whatever value was remaining in the lease.

Mr. Belote asked if there was any restrictive use on this lot or if it was open to the general public. A brief discussion ensued about two (2) separate parcels being involved in this agreement, parking space designation or non-exclusive use and that these questions could be answered in detail in the actual lease agreement to be brought back before the CRA at a subsequent CRA meeting.

**Mr. Hodson made the motion to approve the suggested “Agreement Points” to be included in the lease agreement to be drawn up by the CRA Attorney and to authorize the CRA Chair to sign it, seconded by Ms. Lybrand. Motion carried on roll-call vote 5-0. Mr. Williams abstained.**

E. CRA Commercial Impact Fee Assistance Program – Amendment

Withdrawn by staff.

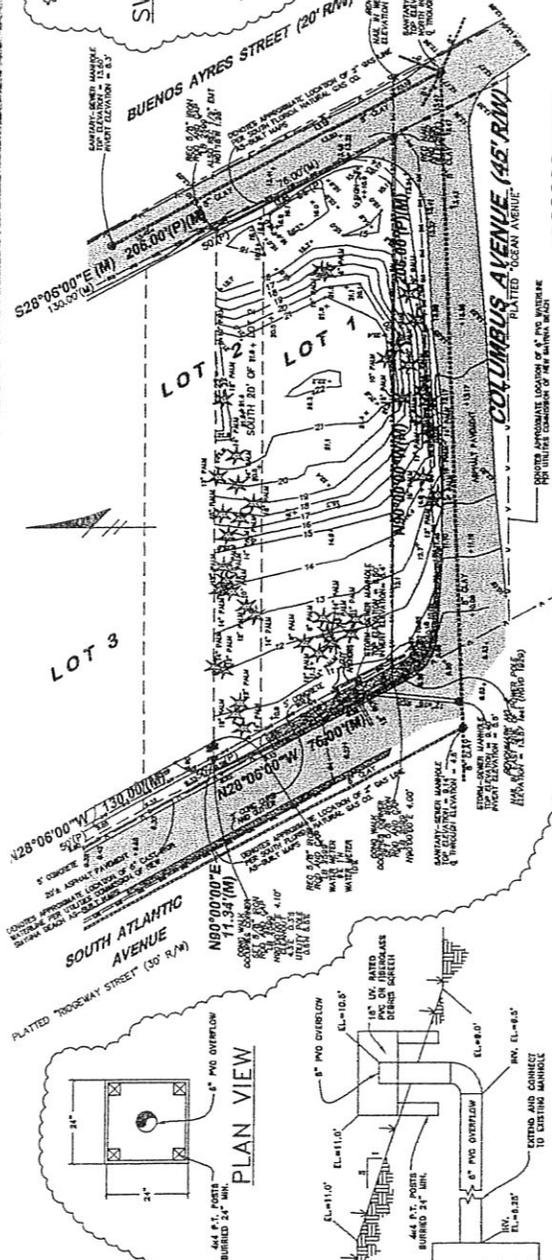
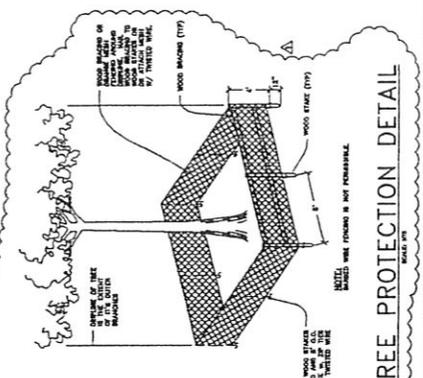
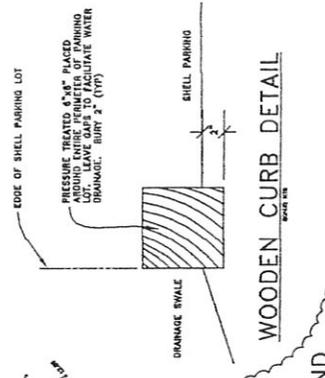
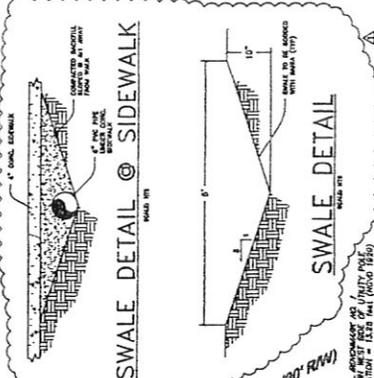
F. Riverside Park project – Update

Mr. Otte stated that a meeting was held with City staff to discuss concerns with the seawall and the light fixtures at Riverside Park. Mr. Otte continued that an amount of \$400,000 was allocated by the CRA for the preparation of construction plans to address





DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	NOTED
JOB NO.	
REV. NO.	DATE
REV. NO.	DATE





# FLAGLER DUNES PARKING LOT

205 S. ATLANTIC AVE.  
NEW SMYRNA BEACH,  
FLORIDA, 32169

WILLIAMS ENGINEERING  
1000 S. ATLANTIC AVE.  
NEW SMYRNA BEACH, FL 32169  
PHONE 384-2734 FAX 384-2734

FLAGLER DUNES PARKING  
205 S. ATLANTIC AVE.  
NEW SMYRNA BEACH, FL 32169

**DEVELOPER/OWNER**  
JAMES COOPER  
1115 W. BROAD ST.  
CHANGLO, FLORIDA

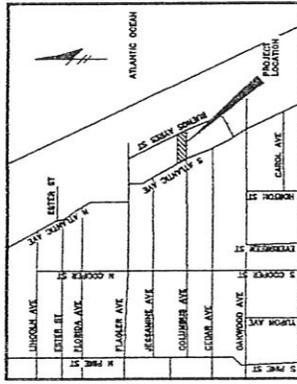
**CONTRACTOR**  
COMERT CONSTRUCTION  
8500 W. BROAD ST.  
NEW SMYRNA BEACH, FLORIDA

**PROJECT ENGINEER**  
WILLIAMS ENGINEERING  
1000 S. ATLANTIC AVE.  
NEW SMYRNA BEACH, FLORIDA

**ELECTRIC PROVIDER**  
UTILITIES COMMISSION, CITY OF  
NEW SMYRNA BEACH, FLORIDA

**UTILITY COMPANY**  
BRIAN WOODS  
1115 W. BROAD ST.  
NEW SMYRNA BEACH, FLORIDA

**SURVEYOR**  
DANIEL W. COFFEE, INC.  
200 DAN STREET  
NEW SMYRNA BEACH, FLORIDA



LOCATION MAP  
SCALE: 1" = 100'

**SHEET INDEX**

SHEET	DESCRIPTION
1 OF 4	PROPOSED & DETAILS
2 OF 4	PROPOSED & DETAILS
3 OF 4	EXISTING & DETAILS
4 OF 4	SURVEY

DRANK BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 3-28-10  
ORIGINAL DATE: 3-28-10  
SCALE: AS NOTED  
JOB No. 1

SHEET: 1 of 4

- CONTRACTOR NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW SMYRNA BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW SMYRNA BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
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  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW SMYRNA BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
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**FOR THE INSTALLATION TABLE**

SIZE	CITY	DISPOSITION
8"	1	RELOCATED
8"	2	RELOCATED
8"	3	RELOCATED
8"	4	RELOCATED
8"	5	RELOCATED
8"	6	RELOCATED
8"	7	RELOCATED
8"	8	RELOCATED
8"	9	RELOCATED
8"	10	RELOCATED

**FOR THE INSTALLATION TABLE**

SIZE	CITY	DISPOSITION
8"	1	RELOCATED
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8"	7	RELOCATED
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8"	10	RELOCATED

ALL ITEMS THAT ARE NOTED AS TO BE REMOVED OR RELOCATED ARE TO BE REMOVED OR RELOCATED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW SMYRNA BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

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**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Grants & Aids Guidelines

AUTHORIZED BY: Tony Otte CONTACT: Noeleen Foster

AGENDA DATE: 5/5/10 REGULAR  CONSENT

**MOTION/RECOMMENDATION:**

Revise the Grants and Aids Guidelines as follows:

1. To specifically allow Special Event Insurance as an allowable expense with Grants and Aids funding; and
- 2) to allow an additional three years of Grants and Aids Program support to an event if the event is substantially expanded.

---

**BACKGROUND:**

The Grants & Aids deadline is June 1 each year. In the process of assisting applicants with the development of their proposals, two issues have been identified that are problematic under the current regulations. CRA staff requests a review of these issues and a change in the regulations by the CRA to address these issues:

**Grants & Aids Insurance**

Liz Yancey, Parks & Recreation Director has requested that the CRA consider "Special Event Insurance" as an eligible expenditure of the Grants and Aids Program.

Costs that may be funded under the current regulations include "promotional activities and advertising, mail outs, and other approved items at the discretion of the CRA Board". One of the prohibited uses of funds is "operating expenditures including salaries or other compensation" While "special event insurance" would typically be categorized as an operating expense, Staff is requesting the CRA Board to approve the addition of a sentence to the regulations to specifically allow this expense. This insurance may cost up to \$4,000 for some events and therefore render an event financially not feasible. Revising the regulations to allow this expenditure will increase the opportunity for events to be held. .

Additional language could be added to the Grants and Aids Guidelines that would add this provision as follow:

The CRA Board may consider funding “Special Event Insurance” as an eligible expenditure of the Grants and Aids Program.

### **Grants & Aids Extension**

The Gallery Group received a grant for three successive years in order to develop the Gallery Walk, which has become a very successful event. However, this event is no longer eligible for funding, as the current regulation reads as follows:

9. “Funding would occur no more than once a year for three (3) years regardless of the number of times the event takes place a year pending annual application approval.”

Staff is requesting that the CRA consider providing grant funds for an event beyond three years contingent upon the event being substantially expanded. In the case of the Gallery Group this would allow them to continue to receive funding and to include a “Wine Tasting” with the “Gallery Walk”. They would also be able to increase their advertising to reach beyond the Orlando area to Jacksonville and Melbourne.

Additional language could be added to the Grants and Aids Guidelines that would add this provision as follows:

The CRA Board may consider funding an event more than three years if the event has substantially expanded by including an additional attraction.

### **FISCAL IMPACT:**

The Grants and Aids program currently has \$75,238.

### **OTHER OPTIONS:**

Deny the revisions, or allow them with other criteria.

# New Smyrna Beach Community Redevelopment Agency Grants and Aids Guidelines, Application and Evaluation Forms

## **Mission**

*The CRA established a Grants and Aids Program to assist existing businesses and organizations in generating positive regional publicity for New Smyrna Beach and to help establish and promote worthy community and business goals intended to increase the flow of business and tourism dollars into the downtown areas.*

*The CRA will consider funding applications from the private sector as well as non & not-for-profit agencies. Funds will be allocated on a first come basis based on the individual merit of each project.*

## **Procedure**

1. Applicants obtain and complete an application.
2. The applicant must attend a meeting with a CRA representative to review application prior to submittal to assure compliance.
3. Applicants are required to submit requests no later than June 1<sup>st</sup> annually.
4. If the event and the applicant are eligible and meet the requirements as outlined, the CRA Director will make a recommendation based on the merit of each individual project on potential funding to the CRA Board.
5. Funds will be allocated on a first come basis.
6. Approved applicants will be invited to answer questions from the CRA Board at the scheduled meeting.
7. Funding will begin in the new fiscal year starting October 1<sup>st</sup> annually.
8. Awards are granted at the sole discretion of the CRA Board.
9. Funding would occur no more than once a year for three (3) years regardless of the number of times the event takes place a year pending annual application approval.
10. Applicants will receive notification by mail of the CRA funding decision within two weeks of the meeting.
11. Funds will be dispersed upon deliverance of appropriate receipts and documentation for actual costs incurred.
12. The CRA Board may, but is not obligated, to provide up front funding for start-up events or organizations if they believe it is warranted.

## **Funding Request Criteria**

*Applications will be considered & ranked, based on the following factors:*

1. Extent to which the project has publicity potential, with a ranking for local, state, regional, national and specific markets that will be targeted.
2. Extent to which the requesting organization has identified how the activity will enhance the economic vitality of the CRA district.
3. Reasonableness of total project cost and the percentage of funding requested of the CRA.
4. Identification of other private and public funding sources that have been realistically identified and applied for.
5. Information on the history of the organization requesting the grant and the event (if applicable).
6. Number of years the event has taken place.

## **Required Information**

*All proposals for funding must be accompanied by a complete application and the following attachments.*

1. Projected budget for the program.
2. A complete listing of the organization's current officers and directors, including addresses and telephone numbers.
3. Most recent IRS filing.

## **Promotional costs that may be funded**

1. Promotional activities and advertising.
2. Mail outs.
3. Other approved items at the discretion of the CRA Board.

## **Prohibited use of funds**

1. Operating expenditures including salaries or other compensation.
2. Professional services including but not limited to legal, medical, engineering, accounting, auditing, and consulting.
3. Prize money, scholarships, awards, plaques or certificates.
4. Tangible personal property.
5. Interest or reduction of deficits or loans.
6. Travel expenses.
7. Alcoholic beverages.

# Community Redevelopment Agency Grants and Aids

## Application

*Please submit this application by June 1<sup>st</sup> annually.*

Date Submitted \_\_\_\_\_ Date Approved \_\_\_\_\_

Name of Business or Organization \_\_\_\_\_

Address \_\_\_\_\_

City and Zip Code \_\_\_\_\_

Contact Person/Title \_\_\_\_\_ Phone \_\_\_\_\_

Projected Budget \_\_\_\_\_ Amount Requested \_\_\_\_\_

Estimated Project Start Date \_\_\_\_\_ Estimated Project End Date \_\_\_\_\_

Has this event received past CRA funding? \_\_\_\_\_

If yes, please provide the year(s) of assistance and amount received. \_\_\_\_\_

\_\_\_\_\_

*Please provide the following information as part of the application packet.*

1. Projected budget for the program.
2. A complete listing of the organization's current officers and directors, including addresses, telephone numbers
3. Organization's most recent IRS filing (unless the organization is less than one year old)
4. Listed application question responses.

Signature of Organization's Chief Official: \_\_\_\_\_





**Community Redevelopment Agency  
Special Events and Promotional Assistance  
Event Evaluation Form**

**Project Evaluation and Payment of Funds**

*Each event applicant awarded funds by the CRA must submit a completed Event Evaluation Form and Profit/Loss Statement within 30 days after the final date of the event. Failure to comply will result in the withdrawal of the award. If you find that you are unable to submit the Event Evaluation Form within 30 days due to vendor billing dates, contact a CRA representative.*

Project Description/Name: \_\_\_\_\_

Date(s) of the Event: \_\_\_\_\_

How many times has this event been held? \_\_\_\_\_

Estimated attendance: \_\_\_\_\_

Total expenditure for this event: \_\_\_\_\_

Amount spent on advertising: \_\_\_\_\_

How were the CRA funds spent? \_\_\_\_\_

Media used for paid and sponsored advertising: \_\_\_\_\_

Area of impact for paid/unpaid advertising and publicity:

10-mile radius      Yes \_\_\_\_ No \_\_\_\_

50-mile radius      Yes \_\_\_\_ No \_\_\_\_

100-mile radius      Yes \_\_\_\_ No \_\_\_\_

Statewide      Yes \_\_\_\_ No \_\_\_\_

National      Yes \_\_\_\_ No \_\_\_\_

Was there an excess of revenue over expenses generated from this event? \_\_\_\_\_

If so, how much? \_\_\_\_\_ Please include Profit/Loss Statement.

Signature/Title \_\_\_\_\_

# New Smyrna Beach Community Redevelopment Agency

## Grants and Aids Evaluation Form

*This form is to be filled out by the review committee.*

*The Minimum Amount of Points required to qualify is 10 for an existing event and 12 for a start-up event.*

*All awards will be subject to the CRA Board's approval. A qualifying grant application does not automatically ensure funding.*

1. Explain the extent to which the project has publicity potential and identify the markets---local, regional, state, national specific---that will be targeted.

### **Points – Circle One For Each Area**

- 4 – National**
- 3 – State**
- 2 – Regional Markets**
- 1 - Local Market Only**

2. Identify how the activity will enhance the economic vitality of the CRA district.

- 4 – Clear benefit to CRA District**
- 3 – Some benefit to CRA District**
- 2 – Little benefit**
- 1 – No benefit**

3. Explain the total project cost and how funding from the CRA will be utilized. Indicate what percentage of the project the CRA funds represent.

- 4 - 25% or less of funding**
- 3 – 26% – 50% funding**
- 2 - 51% - 75% funding**
- 1 – 76% - 100% funding**

4. What other funding sources have been identified, requested, or obtained?
- 4 – Other sources clearly identified & obtained**
  - 3 – Other sources clearly identified & requested**
  - 2 – Other sources not clearly identified**
  - 1 – No other sources**
5. Provide a brief summary of the history of the organization and event CRA funds are being requested for. Include number of years of operation, number of years the event or program has taken place, the goals of the event and previous outcomes.
- 4 - Event under 3 years old, clear goals for CRA funding**
  - 3 – Event over 3 years old, clear goals for CRA funding**
  - 2 – Event under 3 years old, goals for CRA funding not clearly identified.**
  - 1 – Event over 3 years old, goals not clearly**
6. **If this is a new program/event**, please explain the long-term goals and desired outcomes. If up-front funding is requested, please provide evidence of hardship and reason why reimbursement of qualified expenses is not possible.
- 4 – Goals & funding request clearly identified, no upfront funding**
  - 3 – Goals & funding requested clearly identified, upfront funding requested**
  - 2 – Goals & funding somewhat identified, no upfront funding**
  - 1 – Goals & funding not clearly identified, up front funding requested**

**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Review of Conceptual Plans for the Esther St Project

AUTHORIZED BY: Tony Otte CONTACT: \_\_\_\_\_

AGENDA DATE: 5/5/10 REGULAR  CONSENT

**MOTION/RECOMMENDATION:**

There are two (2) conceptual plans attached along with the original plan. Staff recommends that the CRA choose one (1) of the plans and recommend it to the City Commission for approval.

---

**BACKGROUND:**

Please see the attached.

**FISCAL IMPACT:**

This project is listed for funding in the Master Plan Update.

**OTHER OPTIONS:**

Interoffice Memorandum  
City of New Smyrna Beach

**To:** Anthony Otte, CRA Director  
**From:** Gail Henrikson, AICP, Planning Manager *GAH*  
**For:** CRA Board Members  
**Subject:** ESTHER STREET BEACHFRONT PARK CONCEPTUAL PLANS  
**Date:** April 28, 2010

---

**BACKGROUND**

Between March 2007 and August 2008, the City of New Smyrna Beach purchased four parcels located west of the Atlantic Ocean, east of North Atlantic Avenue, on both the north and south sides of Esther Street (Exhibit A). The City was partially reimbursed for the purchase of these parcels by funds from the Florida Communities Trust (FCT). The parcels are to be improved as a beachfront park and will include off-beach parking and active and passive recreational features for the public. As part of the grant application package to FCT, a conceptual plan was included, which showed a proposed layout for the park improvements (**Exhibit A**). All items that were included on the conceptual plan submitted to FCT must be constructed. Any additions, changes or deletions to the plan must be approved by FCT.

**CONCEPTUAL PLANS**

Attached are copies of two conceptual plans (**Exhibit B**) for the Esther Street Beachfront Park. The plans were developed based on input from surrounding residents at the Win-San, Ocean View, La Playa, and Watermark condominiums. City staff, including the Parks and Recreation Director were also involved in the development of the conceptual plans.

Conceptual Plan #1 would require a 9-foot wide easement on the south side of Esther Street from the Ocean View condominium owners. This would allow Esther Street to be widened to 20 feet and would allow two-way traffic into and from the park. It would also eliminate the need for a second driveway entrance onto South Atlantic Avenue, which would preserve the existing dune area on the northwest corner of the site. Eliminating the loop road would also provide additional buffering around the La Playa townhomes, which would otherwise be surrounded on four sides by either streets or parking lots.

Conceptual Plan #2, which eliminates the need for the 9-foot easement from the Ocean View condominium, would have a one-way loop road that would enter on Esther Street and exist onto South Atlantic Avenue.

On April 8, 2010, the Parks and Recreation Board voted 6-0 to recommend the City Commission approve Conceptual Plan #1, which shows the two-way configuration of Esther Street.

On April 7, 2010, planning staff gave a preliminary presentation to the CRA Board regarding the two plans. At that meeting, the Board members requested that staff bring this item back to the Board in May, to allow the members time to review the two concepts. The Board members also requested a list of items that were not shown on the original concept plan but which had been added to the current two proposed conceptual plans. This list is attached to this memo as **Exhibit C**.

Because the plans are conceptual in nature, details such as elevations of the parking lots and retentions areas, as well as the design of the restroom facilities and picnic pavilions and other features have not yet been finalized. As the process progresses, additional detail will be required.

Finalization of the conceptual plan will be the first step. Following the April 8<sup>th</sup> meeting with the Parks and Recreation Board, staff anticipates presenting the concept plans and the Board's recommendation to the City Commission on April 27<sup>th</sup>. Once a concept plan is approved, staff can begin applying for grant funds for engineering and construction.

#### **RECOMMENDATION**

Staff is requesting that the Community Redevelopment Agency Board review the two proposed conceptual plans, advise staff of any desired revisions and recommend one of them to the City Commission.

**EXHIBIT C**

<b>AMENITIES</b>	<b>ORIGINAL CONCEPT PLAN</b>	<b>CONCEPT PLAN #1</b>	<b>CONCEPT PLAN #2</b>
Fitness Trail/Surfwalk	X	X	X
Educational Kiosk	X	X	X
Sand Volleyball Court	X	X	X
Playground Facilities	X	X	X
Wildlife Observation Platform	X	X	X
Amphitheatre Seating along Retention Pond	X		
Boardwalk to beach	X	X	X
Showers/Benches	X	X	X
Surfboard Rack	X	X	X
Seawall	X	X	X
Parking Lot	X	X	X
Dry Retention Area	X	X	X
Restrooms		X	X
Picnic Pavilions		X	X
Skateboard Area		X	X
Bike Racks		X	X
Handicapped ramp to beach		X	X
Trash cans		X	X
Asphalt pavement for H/C parking spaces		X	X



CONCEPT PLAN #1



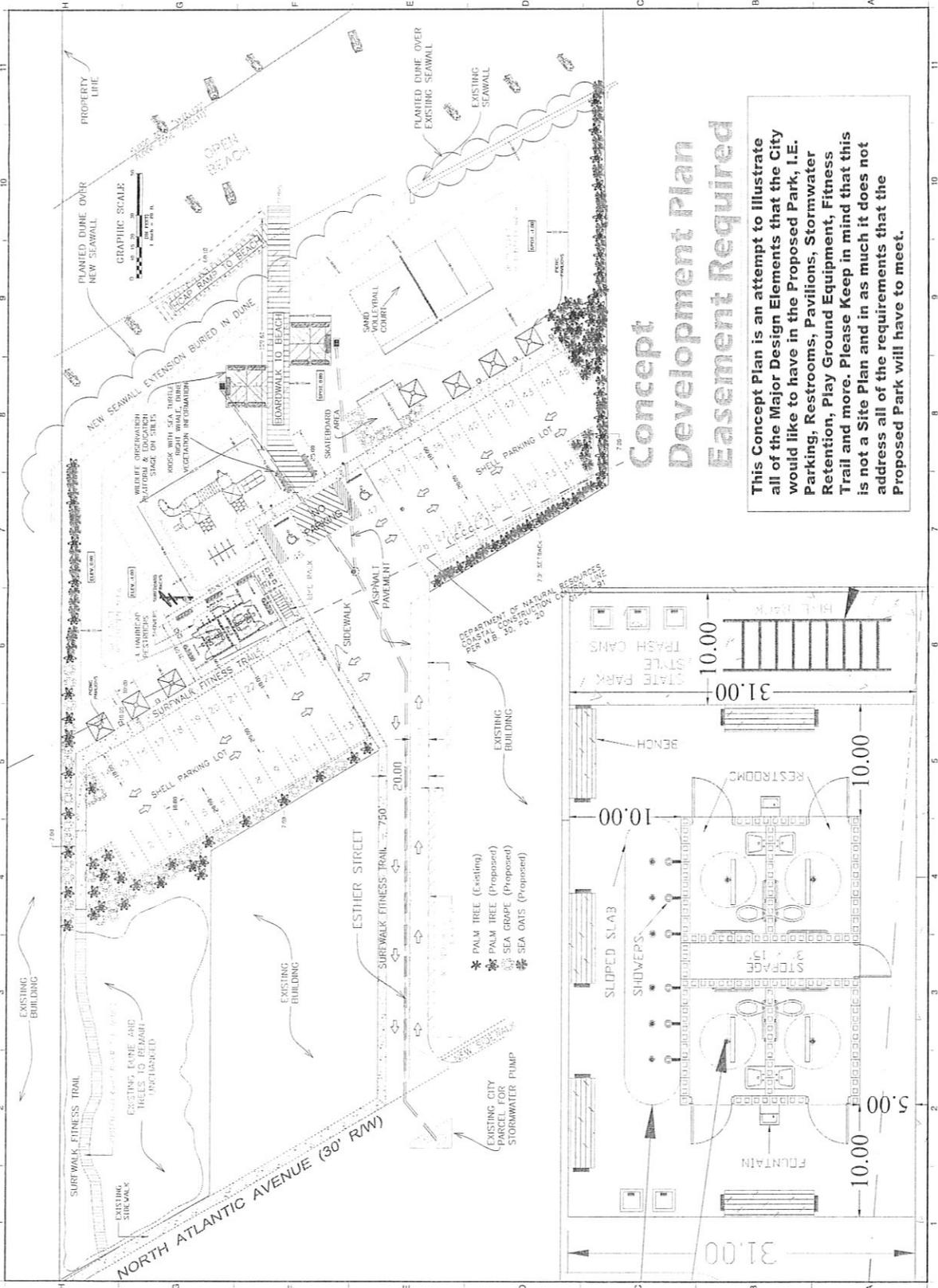
CITY OF NEW SMYRNA BEACH  
 210 SANE AVENUE  
 NEW SMYRNA BEACH  
 FLORIDA 32168  
 PROJECT NAME  
 ESTHER STREET BEACFRONT PARK

PROJECT NAME  
 ESTHER STREET BEACFRONT PARK

SEAL  
 ESTHER ST PARK  
 CONCEPTUAL PLANS ONLY

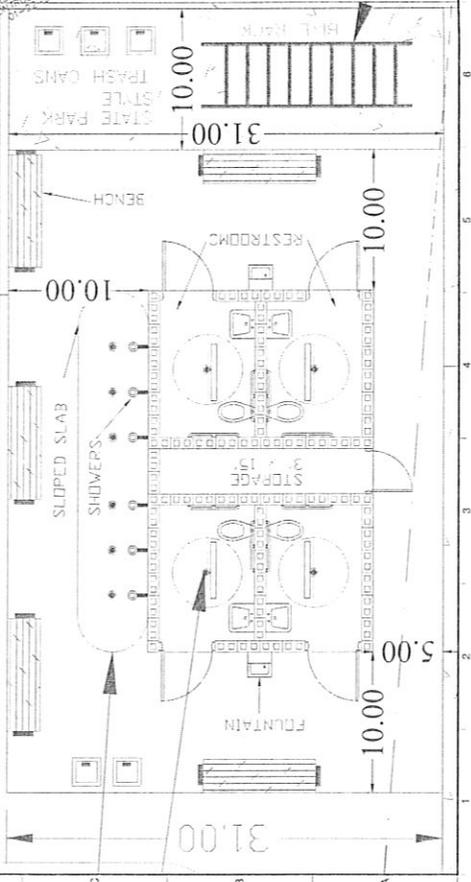
PROJECT NO. 2009-05-01-01  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE MAY 01, 2009  
 DRAWING REVISIONS

DRAWING SCALE  
 0' 1" = 20' HORIZ  
 DRAWING TITLE  
 CONCEPT DEVELOPMENT PLAN  
 DRAWING NUMBER  
 CD-1



# Concept Development Plan Easement Required

This Concept Plan is an attempt to illustrate all of the Major Design Elements that the City would like to have in the Proposed Park, I.E. Parking, Restrooms, Pavilions, Stormwater Retention, Play Ground Equipment, Fitness Trail and more. Please Keep in mind that this is not a Site Plan and in as much it does not address all of the requirements that the Proposed Park will have to meet.



CONCEPT PLAN #2



CITY OF  
NEW SMYRNA BEACH  
210 SAMS AVENUE  
NEW SMYRNA BEACH  
FLORIDA 32168  
1-386-13-2100

PROJECT NAME  
ESTHER STREET BEACHFRONT PARK

ESTHER ST PARK  
CONCEPTUAL PLANS ONLY

PROJECT NO. 2008-11-14-01  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE OCTOBER 15, 2007  
DRAWING REVISIONS

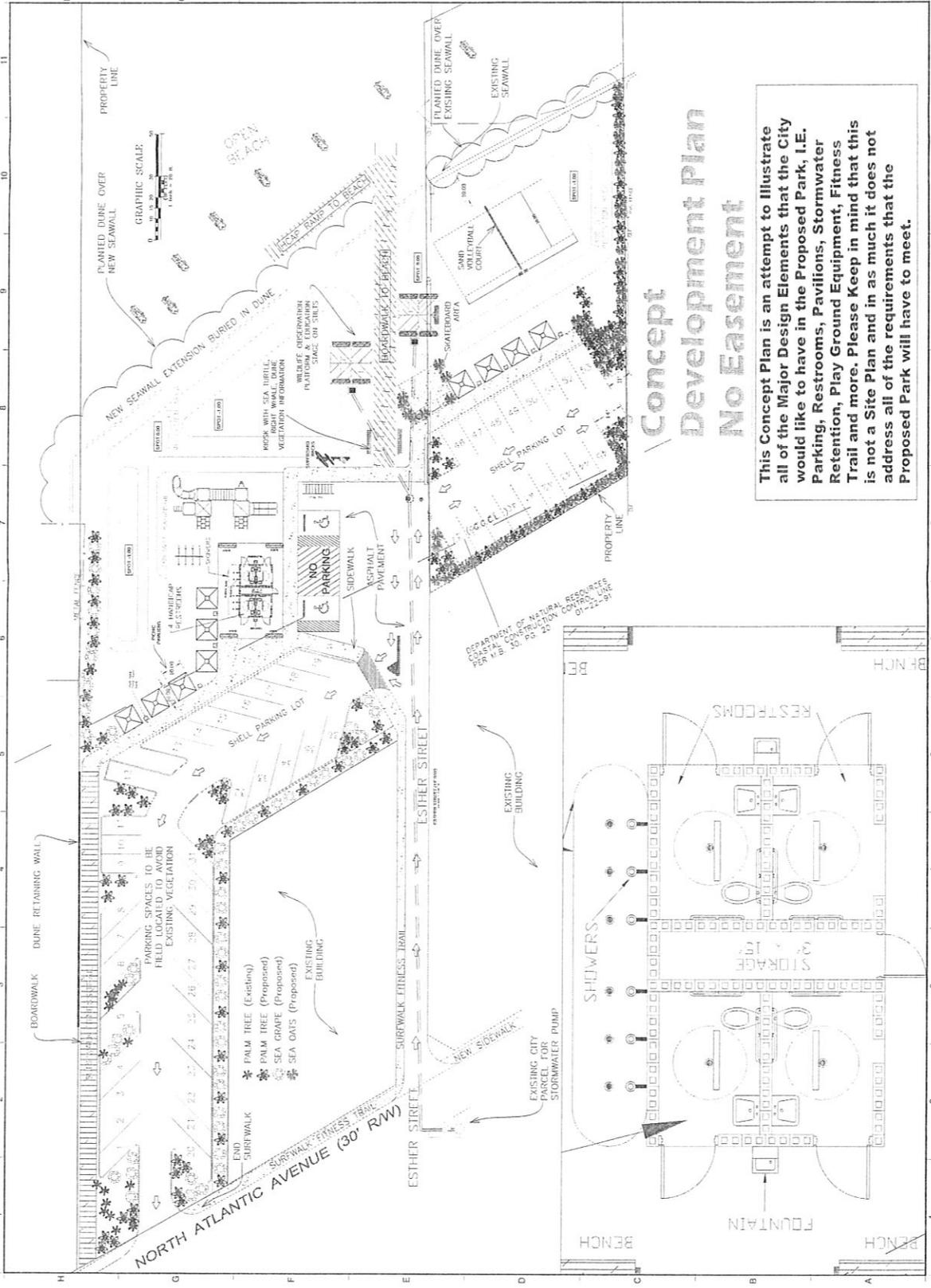
DRAWING SCALE



DRAWING TITLE  
CONCEPT DEVELOPMENT PLAN

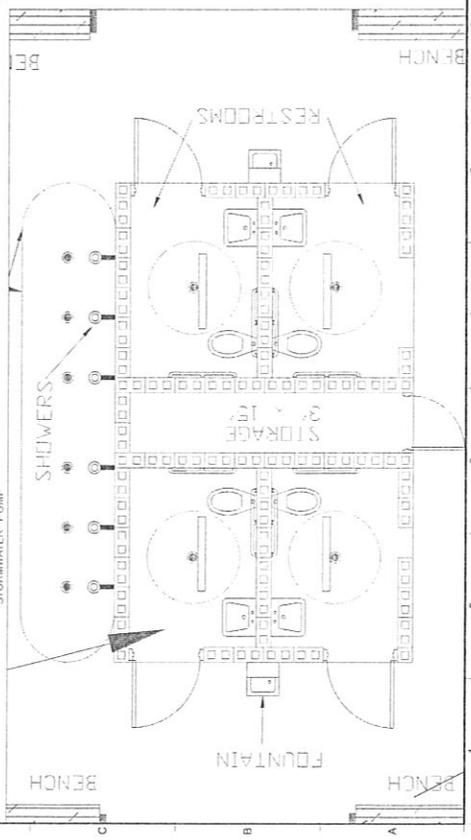
DRAWING NUMBER

CD-1



Concept Development Plan  
No Easement

This Concept Plan is an attempt to illustrate all of the Major Design Elements that the City would like to have in the Proposed Park, I.E. Parking, Restrooms, Pavilions, Stormwater Retention, Play Ground Equipment, Fitness Trail and more. Please Keep in mind that this is not a Site Plan and in as much it does not address all of the requirements that the Proposed Park will have to meet.



**CITY OF NEW SMYRNA BEACH  
AGENDA MEMORANDUM  
COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Discussion of Concepts for New Incentives for Business Development

AUTHORIZED BY: Tony Otte

CONTACT: \_\_\_\_\_

AGENDA DATE: 5/5/10

REGULAR

CONSENT

**MOTION/RECOMMENDATION:**

Discussion is requested

---

**BACKGROUND:**

Staff requests discussion on the topic of new incentives for business development in order to get a consensus on direction.

The CRA presently has in place several grant programs for business development. These programs (Commercial Property Improvement Grants and Matching Revitalization Grants capped at \$10,000, and Impact Fee Assistance capped at \$5,000) are limited as noted to a relatively low amount of funding permitted per project.

The CRA Master Plan Update lists a number of locations that are recommended for business activity. However, staff anticipates that it will take substantially more assistance than what is currently available in the existing grant programs to reach the objectives of the Plan Update – such as attracting residential development to the downtown area, and rehabbing existing prominent buildings, such as the Badcock Building.

From the information provided in the summary list of programs offered by other CRAs, it appears that the many of those programs are similar to our existing programs in that they are limited to a funding maximum of less than \$50,000. I followed-up on this topic by visiting with the Sanford Economic Development Director. I understand that one of their most successful programs is the use of CRA cash to effectively reduce construction loans for businesses to 1%; however, the Sanford Director also mentioned that the CRA granted \$500,000 towards the rehabbing of the movie theatre downtown. He said that was not part of a program, but rather a special grant for a unique building.

I would like to discuss the feasibility of developing general parameters for new incentives for business development. The amount of the incentive would be determined on a case by case basis, following consideration of the following factors:

- Prominence of the location; for example, if the location is at a gateway
- Ability to stimulate economic development
- A historic property
- Consideration given to properties featured in the Master Plan Update
- Consideration given to properties that will be converted to uses recommended in the Master Plan Update
- Consideration given if the property is currently a dis-incentive to economic development in the area
- Consideration given if the property consists of a building that was formerly a business location but is now empty
- Consideration given if the property is vacant, unused, or under-utilized and represents an important economic development opportunity
- Consideration given if the use of a building being renovated with CRA funds is for a “targeted business-type”. The CRA Master Plan Update lists types of businesses that should be recruited to certain areas.

Staff would prepare a report that would address these items and present a conclusion for consideration by the CRA in determining the amount of the incentive.

There are several ways of providing incentives, including:

- Providing a cash equivalent up to the amount of the TIF payment for the project. This is a commonly used incentive for CRAs; however, there are relatively few years left in our CRA to use this benefit.
- Providing cash and then reserving a lease for use. This is the concept of the Flagler Dunes parking lot improvement. For a building renovation, the lease could be used to recruit a targeted type of business, or to locate a business incubator.

In a companion program, I would like to discuss parameters for a program to improve the amount of parking spaces or the quality of parking spaces in the Flagler and Canal areas.

### FISCAL IMPACT:

The CRA Master Plan Update capital budget lists \$1,695,562 for Development Assistance and Incentives.

### OTHER OPTIONS:

# *REPORTS AND COMMUNICATIONS*



## COMMUNITY REDEVELOPMENT AGENCY

CITY OF NEW SMYRNA BEACH  
210 SAMS AVENUE  
NEW SMYRNA BEACH, FLORIDA 32168



### MEMORANDUM

TO: CRA Commissioners

FROM: Tony Otte, CRA Director

RE: Director's Report

DATE: April 29, 2010

#### PROJECTS

- Wayfinding: The wayfinding project RFP has been approved by the City Commission. My approach to reviewing the proposals is to recommend a consultant whose previous work indicates an understanding of the following: That a comprehensive Wayfinding program considers many criteria, including street level vitality, legibility, safety, maintenance and replacement costs, the identification and prioritization of attractions and other desired destinations, the location of signs, the development of high-quality graphics to be used consistently to market the City and CRA district, and the maximum utilization of state highways as signage opportunities. I want to add a “name the loop” feature as noted in the Master Plan Update. The program will be accomplished with a variety of sign types. Creativity in the development of graphics that are representative of the City's brand is important, as is sign location.
  - The schedule for this project is as follows:
    - May 6, proposals are due
    - May 20, staff will identify a finalist
    - June 2 CRA meeting: request for approval of the finalist
    - June 8, City Commission: request for approval of the finalist
- A verbal report will be given at the meeting for on-going projects.

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
ANN CONE BOWMAN		303 MAGNOLIA ST	MARGIE LINTS	N/A	fix/expand parking issues for restaurants, art shows, festivals	restaurants/retail/galleries/wine bars	name/logo directional signage from Canal St. and bridges, Make Magnolia Streetscape attractive like Canal St.	Yes, approx. 1250 sqft, ded. Parking, \$ depends of length of lease, interested in listing on website	Yes - depends	N/A
ATLANTIS BISTRO LLC		300 FLAGLER AV	LICIA BONADUCE	Financial, Flexibility from Zoning, Parking	Contains awning from bldg to bldg, bicycle racks/suggestion for guests to stroll w/bicycles and leave cars at home, open container when Flagler is closed for special events, making Coronado Civic Center a rec. center for weddings/parties, needs to be updated for younger crowds/graduation	Hotel, Music Store, Book Store, Arcade Room, a real Post Office, Music and Concert of the Beach, Trolley, Open Amphitheater on Park, Artisean Shop.	No second page			

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
BFMC CENTER FOR REHAB AND WELLNESS	424-5180	507 S ORANGE AV	BERT FISH MEDICAL CENTER	parking/city around business near hospital, signage form US 1 very limited to alert hospital and services, limited property near hospital to expand wellness, City cuts down water usage and our grass is brown despite trying to water it,	signage on US1 - Rehab and Wellness, signage on Palmetto on Rehab and Wellness	coffee shop like starbucks near hospital,	recommend you slow down speeders in front of hospital, - safety issue	no	Yes - Mid morning	507 S. Orange - behind our bldg. the drainage is bad when it rains causing flood at times.
BRUNEAU ART & FRAME GALLERY	0	551 3RD AV	CLIFFORD B. & PAULETTE WHARIN	lack of local support	CRA seems to be pushing wine on Flagler Ave. Any bright ideas for S. Causeway	Family Friendly, McDonalds, Wendy's, Burger King	decrease speed limit on 3rd Ave	No	No	N/A
BUENA VISTA MOTEL	428-5565	500 N CAUSEWAY	Cathy Stauding	no restaurants w/"dockage" in our area	move hotel to City property on N. Causeway w/ a restaurant, not on Flagler, traffic too busy	waterfront restaurant w/boat dockage overnight or just for dining.	ppl need to know where the N. Causeway is	no	Yes - Mid morning	N/A
CHRISTIAN SCIENCE READING ROOM	0	325 CANAL ST	FIRST CHURCH OF CHRIST, SCIENTIST	N/A	N/A	N/A	N/A	No	No	They are in the process of remodeling
CIBU OFFICE SUPPLY LLC		406 CANAL ST		Impact fees, permitting rules, parking requirements	N/A	Post office, Hardware, internet Café, Pet Shop	general attitude towards prospective new businesses would help	N/A	N/A	N/A

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
COQUINA BEACH		100 N. COOPER ST Unit 5	RICHARD GILL	getting traffic on Flagler to come down Cooper, eliminate or hide trash containers next to sidewalk on Cooper, consider an open alcohol container ban, area in front of pers. Prkg lot trashed every Fri/Sat from people leaving bars	street signage informing of shops on Cooper, no barricades on Flagler that block Coopers' shops when events are being held	shoe store (ladies/mens)	N/A	N/A	Yes - evening	N/A
CORONADO HARDWARE	386-427-0746	716 3RD AV 515 B N.	ECKHARD F. WEISENBERGER	location	not looking for that	not sure	slowing traffic down to 30 mph	No	Yes - early morn, evenings	N/A
CORONADO REAL ESTATE	386690-1147	Ridgewood, Edgewater, FL 32132	SUE PERRY	faxed 424-0897						
EDWARD D JONES & CO LP	386-690-4755	311 LYTTLE AV	Deborah Alonzo	cost involved for risk	decrease property taxes, limit to annual tax increases, betterpkg around community, networking opps, - speaking engagements	skating rink, Super-Walmart, Olive Garden	N/A	No	Yes - lunch time	N/A
FISHIN' COVE MARINA	386-428-7827	129 N RIVERSIDE DR	WILLIAM ZONA	too many code laws, taxes, insurance rates too high, city in the marina business, water taxi taking citizens away from our city	control the obstacles	grocery store east of US 1	don't close off Riverside Dr, during art festivals etc.	No	Yes - early morn.	N/A

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
GARRIQUES & ASSOC.STAFF LEASING, INC	0	103 N ORANGE AV	ROBERT & PEGGY, MICHAEL GARRIQUES	Price of real estate, cost of rehabing, property vs. poss. Income from improved real estate	less costs and hassle when rehabing property	hotel on Flagler, devel. Of property along Mission Rd and railroad.	signs of Flagler	yes, flexible terms, 1350 Sqft, \$1350/month plus tax,	yes - mid morn.	would like to discuss impr. To his parking lot on N. Orange that floods
HALL MACHINE WORKS	386-428-2371	504 DOWNING ST	Peter Tivy	current state of the local/natl. economy	include this property in future planning proposals as available for redevelopment as a MU property	N/A	N/A	N/A	yes - Evenings	N/A
GERARD J. PENDERGAST, ARCHITECT, PLC		120 N CANAL ST	GERARD J. PENDERGAST	Financing, cost of Impact fees, grants don't cover professional fees, restrictions on density, number of res. Units and height, grants&aids don't encourage new construction	current incentives don't apply to new construction, district needs new bldgs. & residents for existing business to grow	High quality Specialty Destination Shops, professionals focusing on design/art for homes/business	N/A	No	Yes - evening	district must attract new business and residents

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
HEART'S DELIGHTS BY FLARE	0	421 CANAL ST	FLARE ELLIOT	<p>roadway access to the bus. Districts (Canal/Flagler/3rd Ave) are either unmarked or look like slum, the only access to the main street of NSB, from a major highway (intersection of Rt 1 and Canal) has looked like slum for 30 years). 2. the City does not understand that small independent businesses are a highly significant component of the tourism industry and the City does not understand the difference between meaningful economic development initiatives and economic stimulus in the form of event promotion</p>	<p>just built attractive gateways and meaningful comprehensive wayfinding signage system asap. Please don't wait two years trying to agree on a name for the loop.</p>	<p>tourism train, train museum on Dunn property, MacDonald's to purchase Badcock, CRA to deduce on what other businesses would held Downtown (Starbucks, etc) and approach them with CRA incentive program.</p>	<p>see Gateway comments</p>	<p>Yes, 600 sqft, 2nd floor of historic bid on Canal St. \$975/mo includes sales tax and utilities, except phone, 2 res. Pkg spaces, private restroom, space suitable for office or studio)</p>	<p>pls review the input from existing focus groups- incl. the community comments on the long, painful Master Plan update process. Existing Groups incl. Flagler Merchants, Flagler Gallery Group, CSHD Assoc. on Canal, Third Ave. Bus. Group, Friends of Hist. Canal Street, BFMC and the SVAA Chamber. All of these groups have provided input on steps the City should take for downtown growth for years. Please review all of your notes on these topics and don't waste any more time asking ppl what you should do. It's time to implement the programs you spent \$228,000 designing, a far more valuable survey would be a broad sampling of non-business ppl on what would make them want to visit downtown more frequently.</p>	<p>Maybe - Mid morning</p>
JONAH'S CAT ART GALLERY	386-428-2150	220 FLAGLER AV	Del	<p>restrictive parking regs, slow code and bldg. processes</p>	<p>innovated land use to create an enhanced curtilage atmosphere, how about an artisan village in the old Bauer property, 200 block of Flagler)</p>	<p>book store on Flagler</p>	<p>shuttle between Canal &amp; Flagler</p>	<p>No</p>	<p>N/A</p>	

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
LOVEDAY'S BAIT & TACKLE	0	197 N CAUSEWAY	IRA LOVEDAY	returned unable to forward,						
MARINE DISCOVERY CENTER, INC		162 CAUSEWAY	Fielding Cooley	tour boat capacity, directional signage	matching funds for another tour boat	hotel on Causeway, Marine research and Technology Companies, Marine Science Education	city attractions billboard on 44, US1 and 195, No	No	Yes - lunch time	N/A
MARK KUCKER,D.O.	386-428-6660	508 PALMETTO ST	Lisa Jones	1st page of survey did not come across, notified via fax/email, did not receive response			N/A	No	Yes - evening	N/A
MICHAEL BREWER P.A.	0	500 CANAL ST	MICHAEL BREWER	volume of people shopping, signage rules need to be more business friendly	does not want government money of any kind	retail, restaurants/bar, generate nighttime activity	signage directing people from US1 to Canal. N/A	N/A	No	N/A
NEJMA'S BOUTIQUE	0	319 FLAGLER AV	NEJMA PETER	funding, location, good employees	advertise the shopping district and town in general, keep helping with PIG's	N/A	N/A	No	Yes	CRA helped her w/PIG's.
NEW SMYRNA GIFT & PAWN		210 MAGNOLIA ST	Richard Crunkilton	I just expanded	advertise/beautify	evening business/retail/restaurants	N/A	no	Yes - Flexible	N/A
NEW SMYRNA FLORIST	0	121 FLAGLER AV	BURDETT COOPER	parking	N/A	N/A	N/A	No	No	N/A
NEW SMYRNA JEWELRY		399 CANAL ST	RICHARD A. CRUNKILTON	I just opened a bus. At 830 N. Dixie Freeway	advertise/beautify	restaurants/night time opening	beautification	yes, 420 sqft \$500/month	Yes - Flexible	Thank you
Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

NEW SMYRNA SHEET METAL WORKS			326 CANAL ST	J. MITCHELL COLE	older bldgs w/code issues, permitting,	N/A	utilize funds to encourage out-of-area potential to visit our town, support SEVAA, Encourage retail to expand their hours of operation,	hotel w/shopping area, conv. Center, restaurant, shuttle to water taxi/beach area,	N/A	No, but will work w/ CRA if space becomes available	Yes - Mid morning and evening	N/A
PEANUTS	386-795-1060	421 FLAGLER AV	SHELLY PESTINE	economy taxes, insurance			more time shares, do not allow any more drive-thrus.	CRA money to support monthly events	Yes - evening	Yes - evening	N/A	
ROBERT J. DAHL		802 MAGNOLIA ST	ROBERT J. DAHL	has received survey from his other businesses								
ROBERT THURLOW, P.A.	0	415 CANAL ST	ROBERT S. THURLOW	space in rental unit	N/A	retail	does not depend on walk-in traffic	No	No	No	No	
STUART'S CAR CARE CENTER	0	219 N DIXIE FRWY	STUART & LI ANN WINKLER	regulation/code enf. Sometimes too tough	grant programs cover the bases	more restaurants/retail shopping on Canal St. not so many business office spaces	no complaints, more street/sidewalk signs showing shops & eateries on the next block	N/A	No	N/A	N/A	
TA DA GALLERY, INC		113 FLAGLER AV	JENNY NORADO & SUSAN THORNTON	getting customers into store, rent rates	would love to discuss - too many to write	different from what is already there		N/A	Yes - Flexible	Yes - Flexible	N/A	
THRIFTY THREADS CONSIGNMENT	0	217 CANAL ST	CINDY KAUTTER	prop. Tax, rent, advertising costs too high,	N/A	more retail/restaurants	more signage on 95/SR 44/US1	No	Yes - evening	Yes - evening	N/A	

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
WARD TOULMIN BERG, P.A.	386-409-9004	500 CANAL ST	WARD T. BERG	N/A	have city upgrade prkg in city lot next to Halls Machine Shop. Fix broken sidewalk/curb at back of 500 Canal. Keep the street in top shape.	anything but internet café	N/A	No	Yes - lunch time	N/A Flagler is in disparate need of Public Restrooms on the west end of the street.
WICKER BASKET BOUTIQUE		401 FLAGLER AV	FRAN G. BREMER	Space, dollar amount for rent, foot traffic needed, support from locals that don't shop there	N/A	retail spread throughout the street, not just on east end	community events on Flagler that include the entire street not just closing at Pine Street	N/A	N/A	
ED HONU'S SHAVE ICE SHACK	386-689-1830	100 N. Cooper St Unit 2	Emma Hinkel	cost of impact fees to allow for seating in business,	signage on Flagler, allowing for businesses on Side streets (Pine/Cooper) to be more involved in activities organized for Flagler, less alcohol oriented themes	any business that doesn't involve alcohol	approved signage on Flagler, streets cleaned more, trash receptacles along w/side of N. Cooper st. to be removed, smells and spills all over street	No	Yes - varies	4 way stop on Flagler, dealings w/City Hall prior to opening very positive, P&Z staff very helpful and knowledgeable

RESULTS FROM THE CRA BUSINESS SURVEY MARCH/APRIL 2010

Business Name	B_phone	Business Address	Contact Name	Biggest Obstacles (3)	Incentives (4)	New businesses (5)	increase traffic (6)	office/retail (7)	Focus Group (8 a)	Comments (9)
SOUTHERN TRENDS HOME FURNISHINGS	386-428-4199	334 Canal Street	Cindy Jones	Weak economy, cost of capital, stringent lending requirements, lack of ped. Traffic	need more family oriented, fun events, fulltime mainstreet director	café, sandwich/dessert bar, family oriented sports restaurant btw. El Palenque and Maloneys, retail boutiques, book store, coffee shop	wayfinding signage and a family oriented night life, wayfinding to include public parking that is safely lit (pls no spot lights, outdoor cafes in the blocks w/no restaurants, public restrooms closer to shoppes		Yes - early morn, evenings	retailing occurs during the day, difficult to atten/listen to CRA meetings, make audio of meeting available
Retail Shop on Flagler Ave				getting permits for the City of NSB	more public parking	Starbucks	N/A	No	N/A	N/A



CHARLIE CRIST  
GOVERNOR

STATE OF FLORIDA  
**Office of the Governor**

THE CAPITOL  
TALLAHASSEE, FLORIDA 32399-0001

[www.flgov.com](http://www.flgov.com)  
850-488-4441  
850-487-0801 fax

April 14, 2010

Vice Chair Steve Dennis  
Community Redevelopment Agency  
210 Sams Avenue  
New Smyrna Beach, Florida 32168

Dear Mr. Dennis:

Thank you for contacting Governor Charlie Crist. The Governor appreciates the opportunity to review your support for Amtrak service in Florida and asked me to respond on his behalf.

Governor Crist wants to know how Floridians feel about the many critical issues we face and appreciates your taking the time to share your views with him. To assist you, I forwarded a copy of your letter to the Florida Department of Transportation for their review. If you want to contact that department directly, please use the information provided below.

Thank you again for taking the time to contact Governor Crist.

Sincerely,

A handwritten signature in black ink, appearing to read "WJ de Greef", with a long horizontal line extending to the right.

Willem J. de Greef  
Office of Citizen Services

WJDG/cas  
cc/enc: Florida Department of Transportation  
605 Suwannee Street  
Tallahassee, Florida 32399-0450  
(850) 414-5205