



**LAND DESIGN INNOVATIONS**  
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# *New Smyrna Beach Downtown*

**Community Workshop**

**January 31, 2011**

# *Agenda*

- Purpose
- Conventional Code vs. Form-Based Code
- Area Profile
- Character Districts
- Public Participation



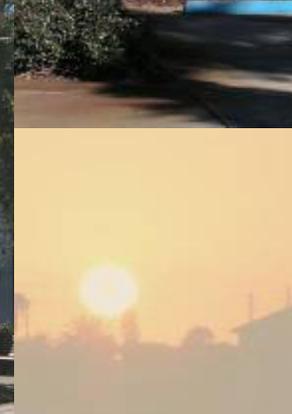
# Purpose

Improve current regulations by adopting a *form-based code* approach that uses physical form, rather than separation of land uses, as the organizing principle.

## *Challenges:*

Current regulations make it difficult to redevelop sites or accommodate infill development.

- Stormwater
- Parking
- Buffers
- Public realm



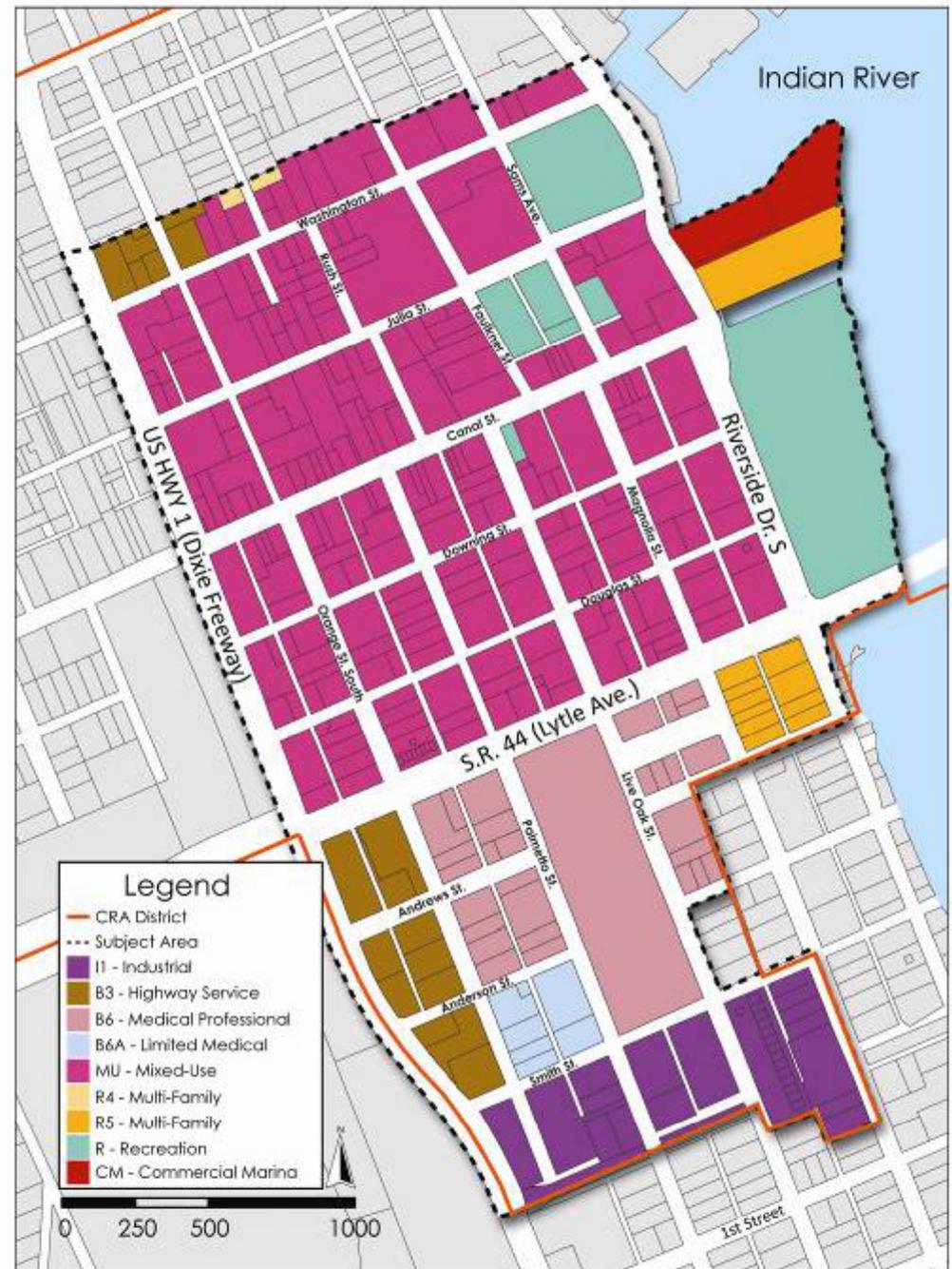
# *Conventional Code vs. Form-Based Code*

- Conventional Code
- Form-Based Code



# Conventional Code

- Create “zones” with limited-uses or single-uses (regulates by use districts).
- Emphasis on “types of uses” allowed.

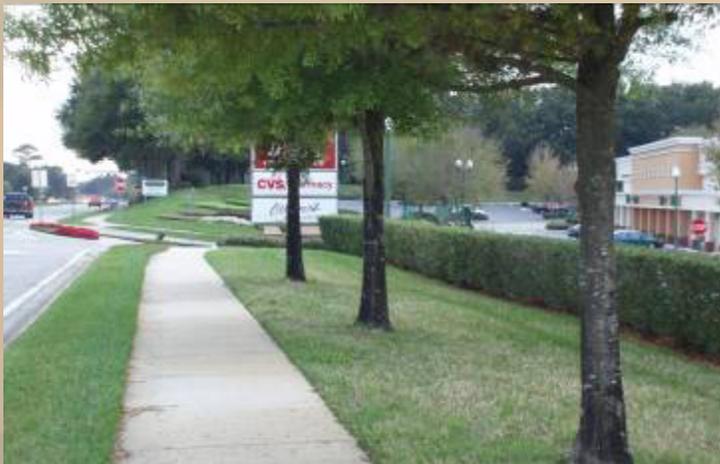


# *Conventional Code*

- Land use and urban form/design not tied together; standards applied to individual uses.
- Products of Zoning:
  - Dispersed uses with few distinct centers
  - Spatial separation of key daily activities
  - Excessive land consumption
  - Streets designed for cars rather than people
  - Not convenient, cost-effective transit
  - Limited choice in housing supply/fear of density



# *Conventional Code*



# *Form-Based Code*

- Based on geography
- Regulates by building types
- De-emphasizes land use/favors building form and typology
- Emphasis on mixed-use and a mixture of housing types
- Greater attention to streetscape and the public realm
- Design-focused public participation process



# *Conventional Code vs. Form-Based Code*



# *Conventional Code vs. Form-Based Code*



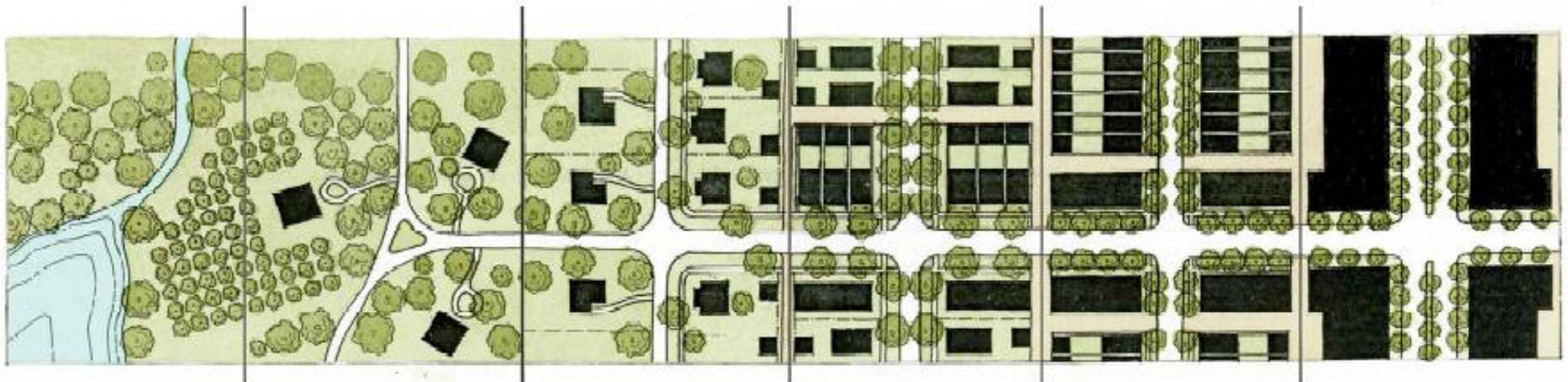
# *Conventional Code vs. Form-Based Code*



# Form-Based Code

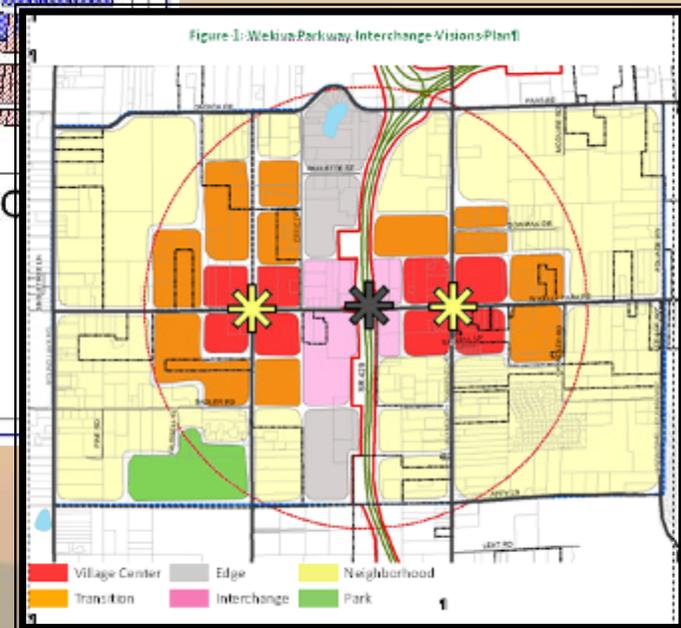
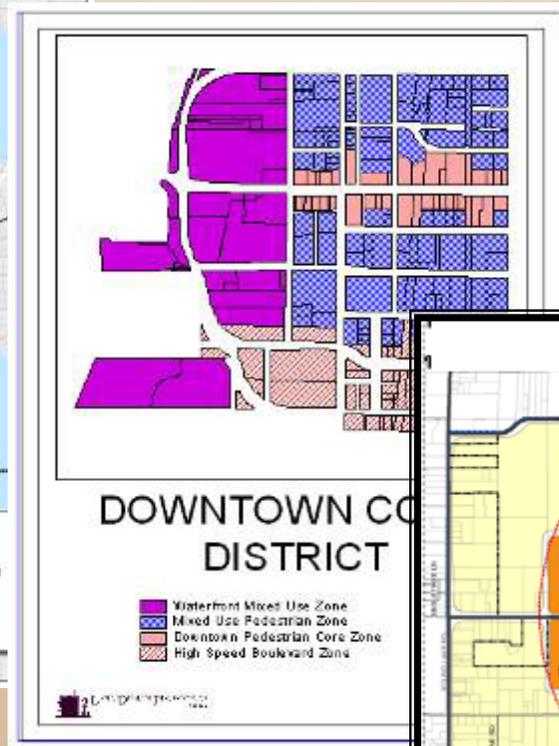
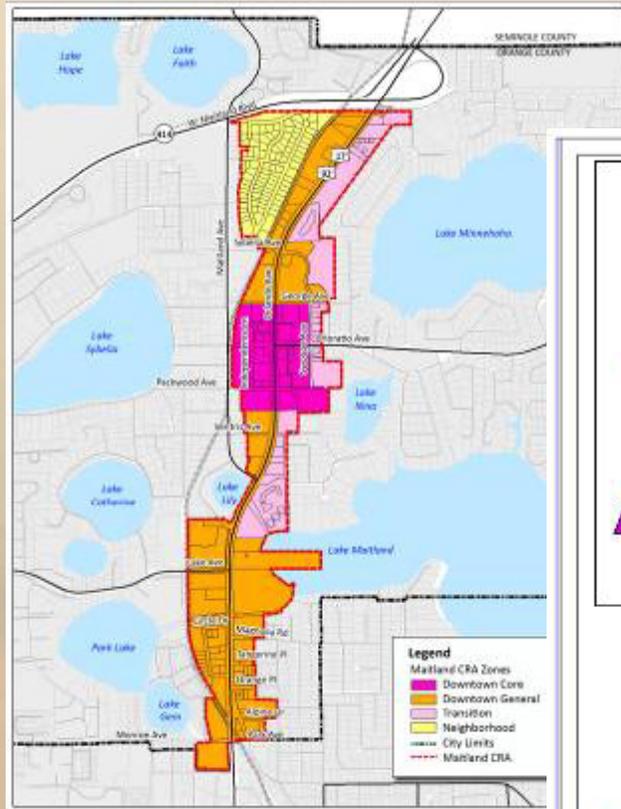
RURAL

URBAN



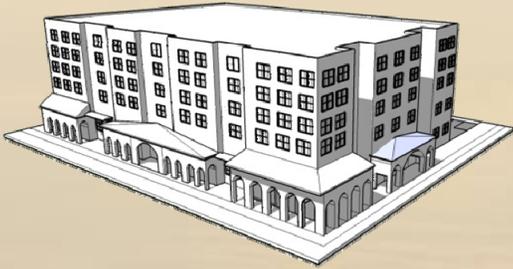
# Form-Based Code

## Regulating Plan

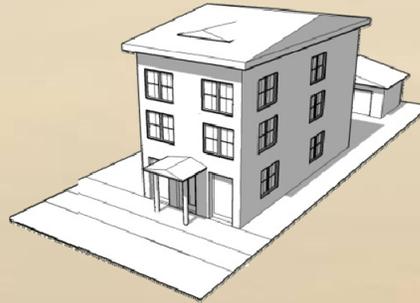


# Form-Based Code

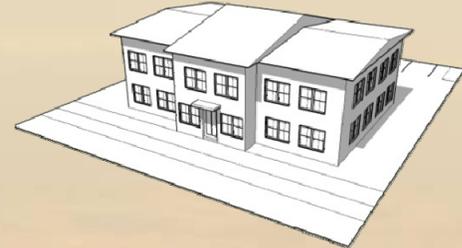
## Building Typology



Mixed-Use



Live/Work



Apartment Home



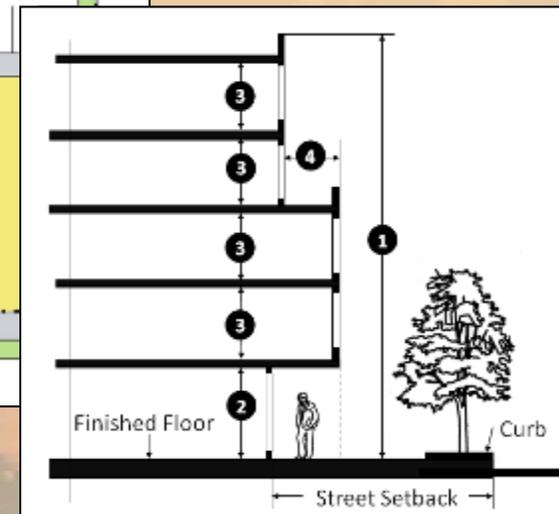
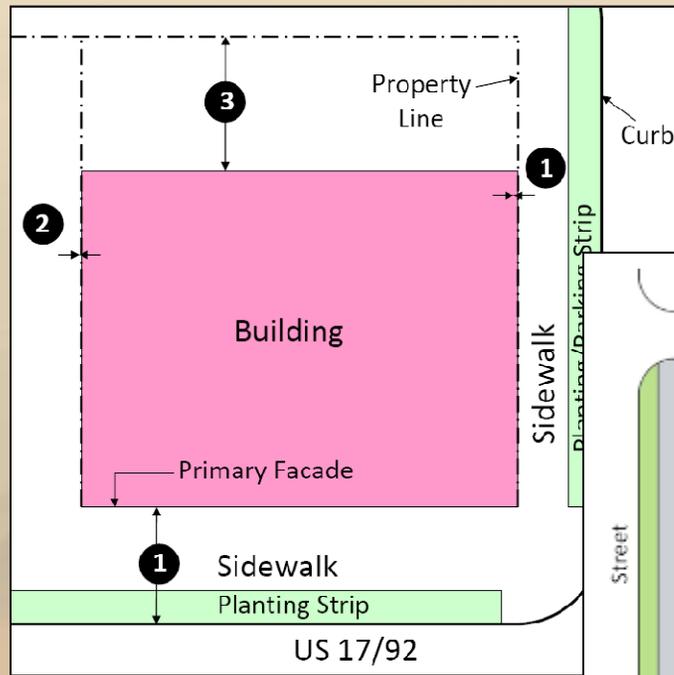
Three Town Center  
Pittsboro, NC

Conceptual Siteplan Illustration

TRUMP ARCHITECTS, INC.

# Form-Based Code

## Site Standards



# Form-Based Code

## Architectural Standards



*Cornice*

*Balconie*

*Moldings*

*Showcases*

*Base course*



*Brackets*

*Arches*

*Piers*



# Area Profile

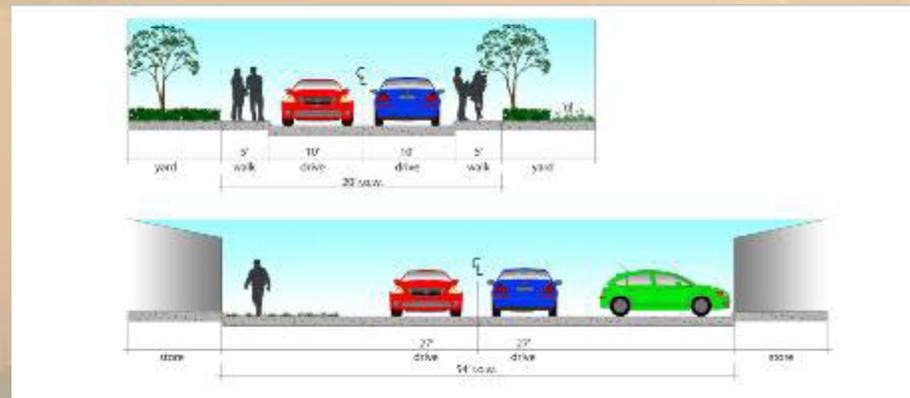
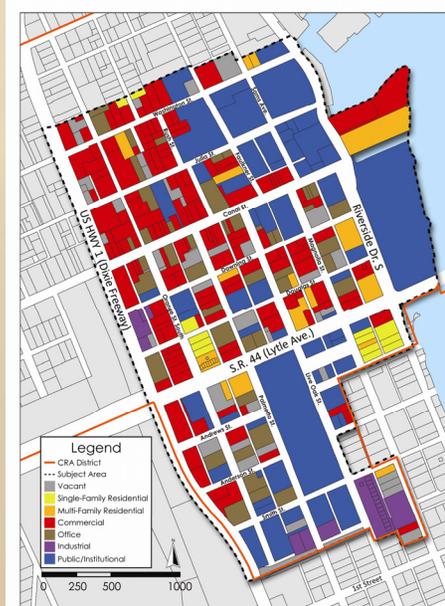
- Existing Land Use
- Future Land Use
- Transportation
- Parks/Open Space





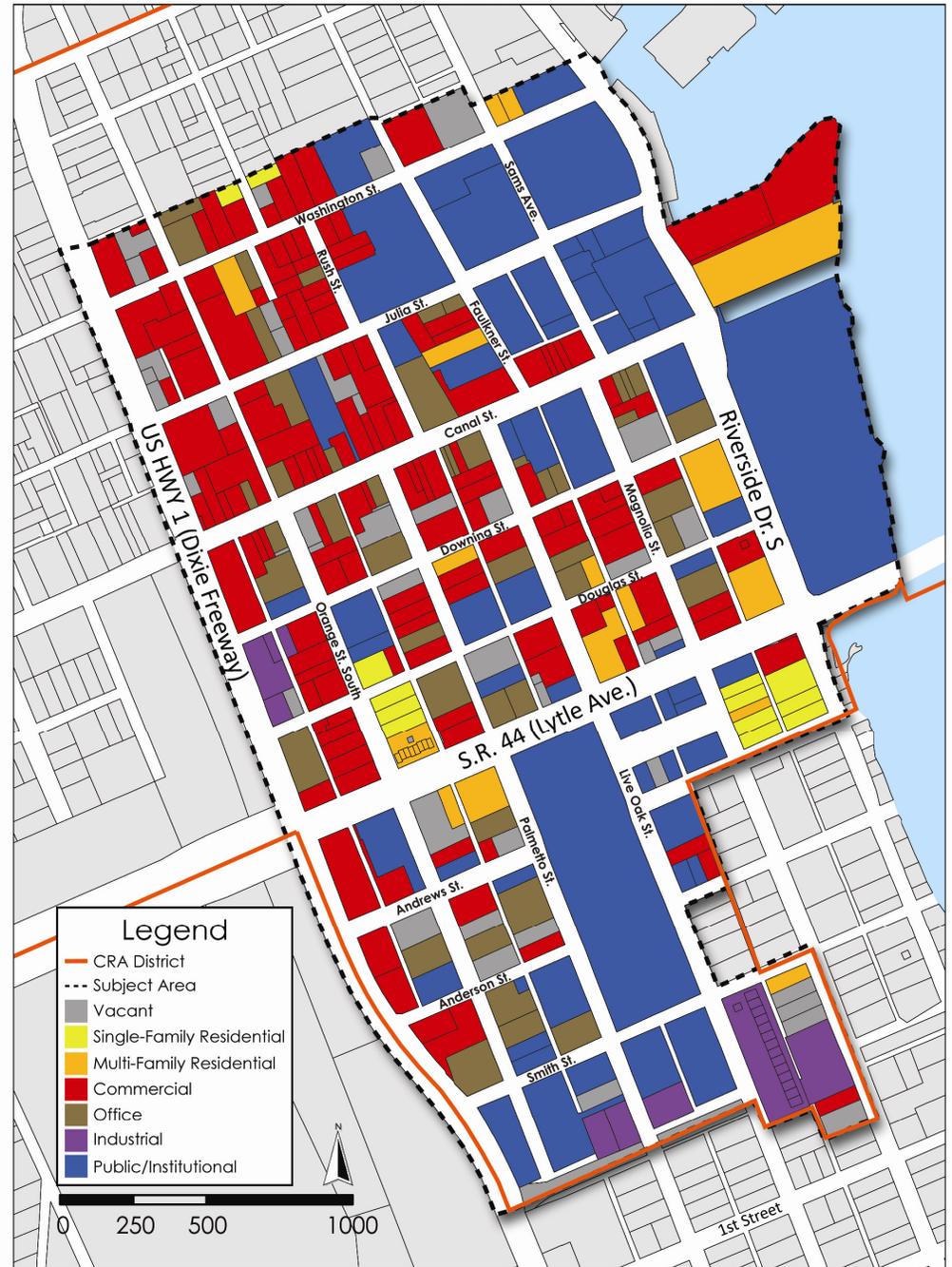
# Area Profile

- Existing & Future Land Use
- Character and Built Environment:
  - Street Design (ROW, pavement and sidewalk widths)
  - Architectural Character
  - Building Materials
  - Building Height
  - Building Height/Row Width Ratio
  - Density and Intensity
  - Streetscape Amenities
  - Urban Canopy
  - Historical Context
  - Building Conditions



# Area Profile

## Existing Land Use Map



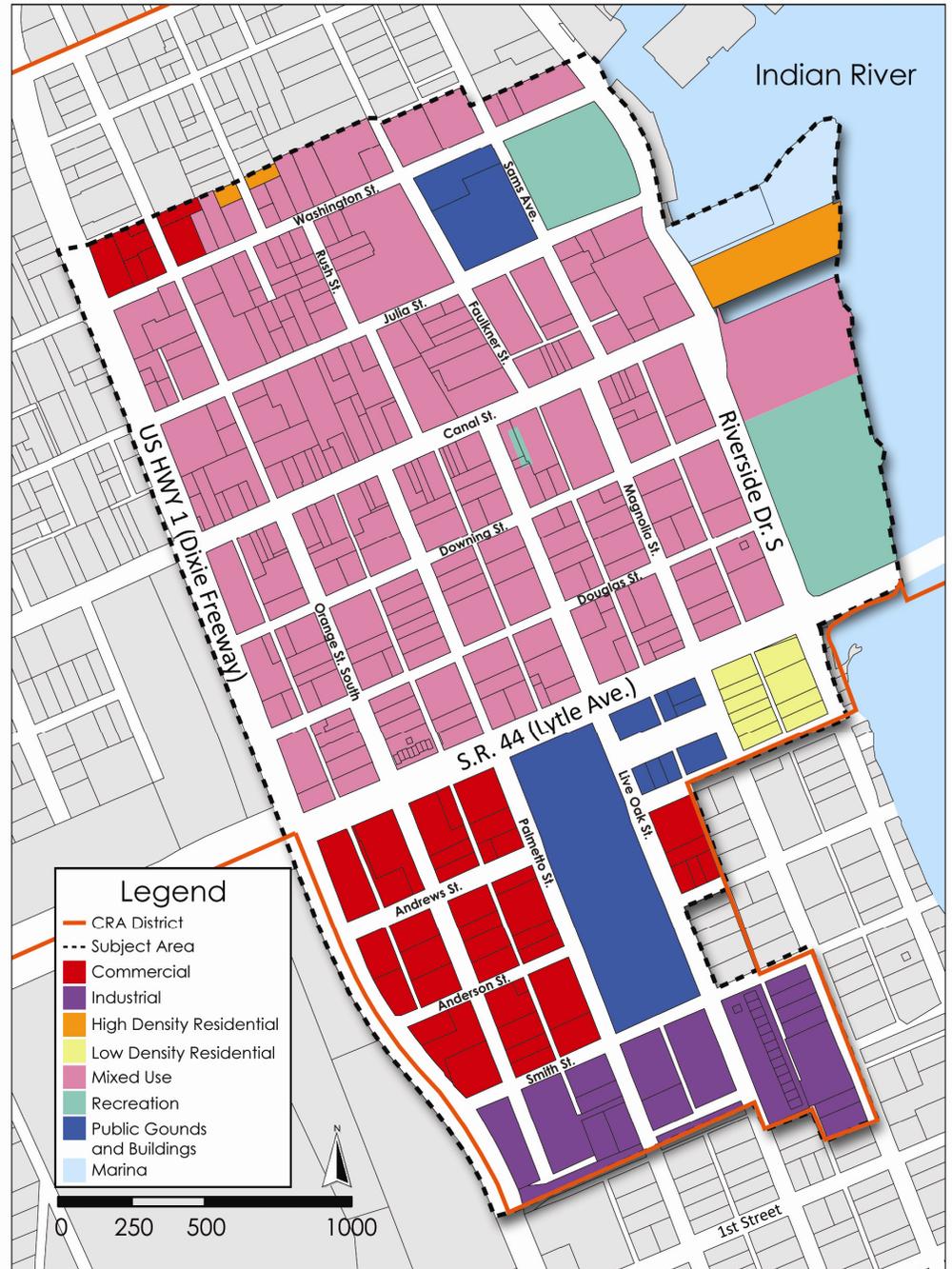
# Area Profile

Parks



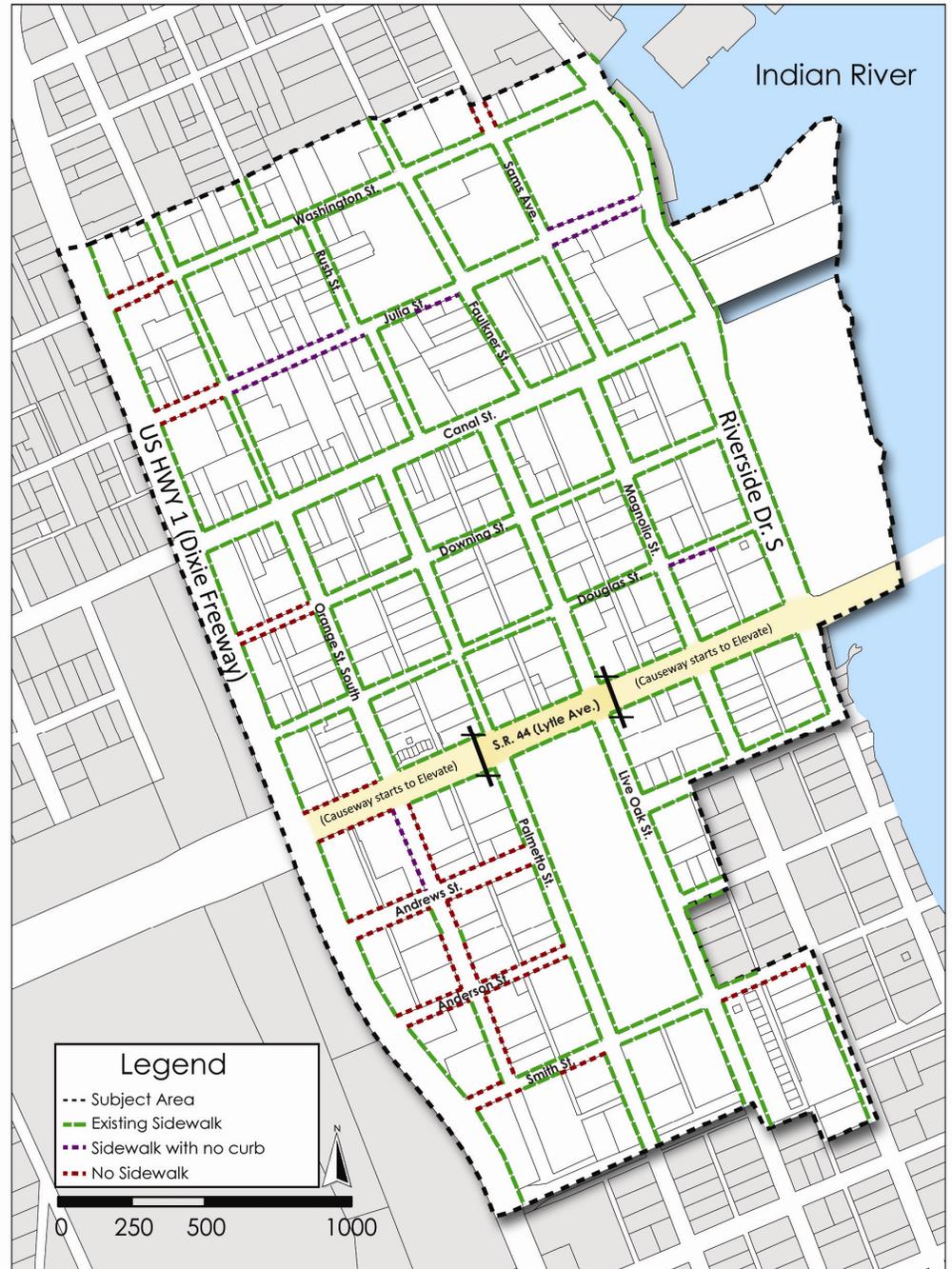
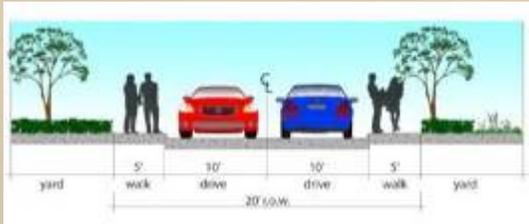
# Area Profile

## Future Land Use Map



# Area Profile

## Street Design



# Urban Form



# *Character Districts*

- Future Conditions
- Mapping Districts



# *Character Districts*

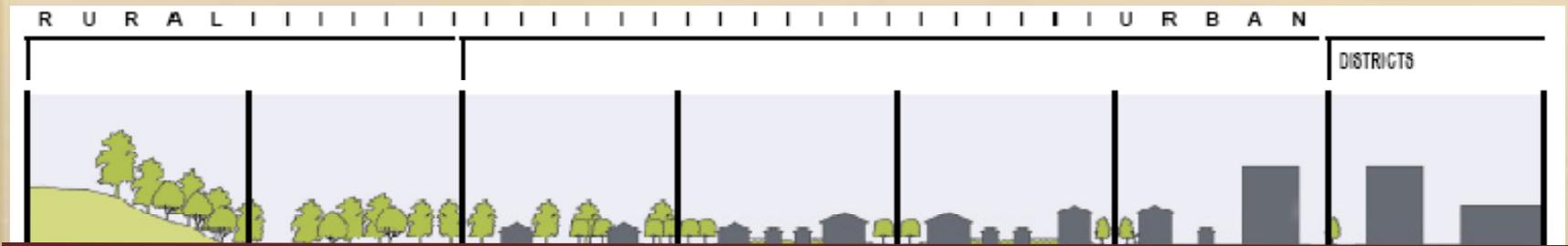
## Future Conditions/Vision

- Density vs. Intensity
  - Residential (Density)
  - Commercial (Intensity)
- Mixed-Use Developments
  - Less dependence on automobile
  - Higher densities in core area
  - Reduced infrastructure costs
  - 24-hr. downtown



# Character Districts

## Mapping Districts



low  
intensity



medium  
intensity



high  
intensity

# Character Districts

## Mapping Future Districts



Walkable



Open Space



Mixed Use



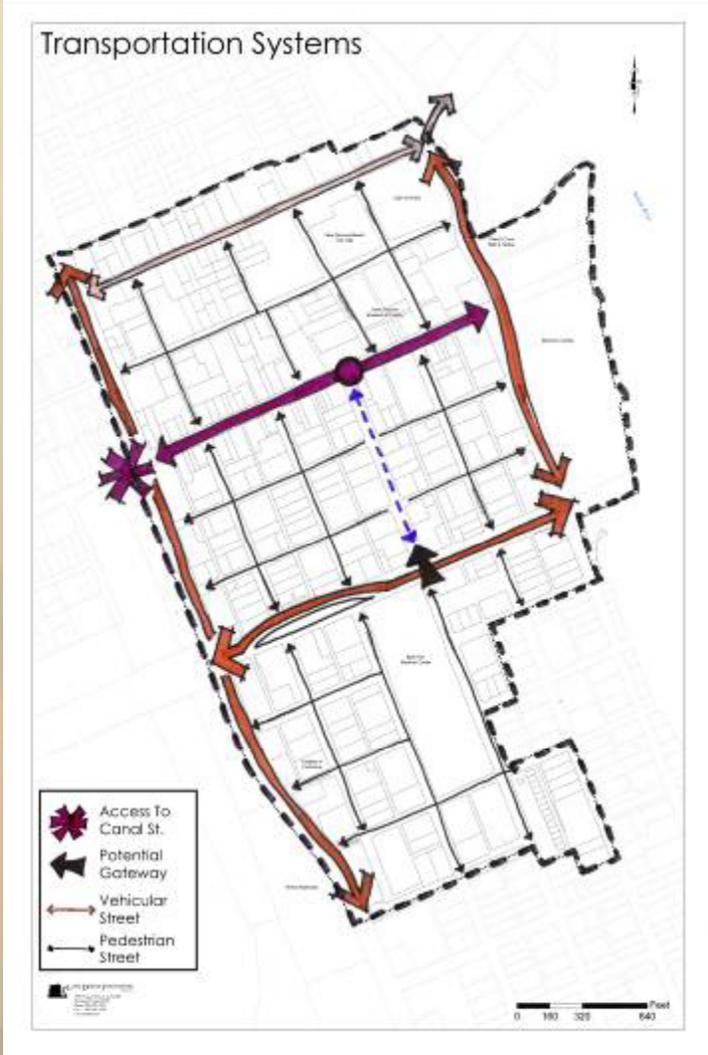
Housing Choices



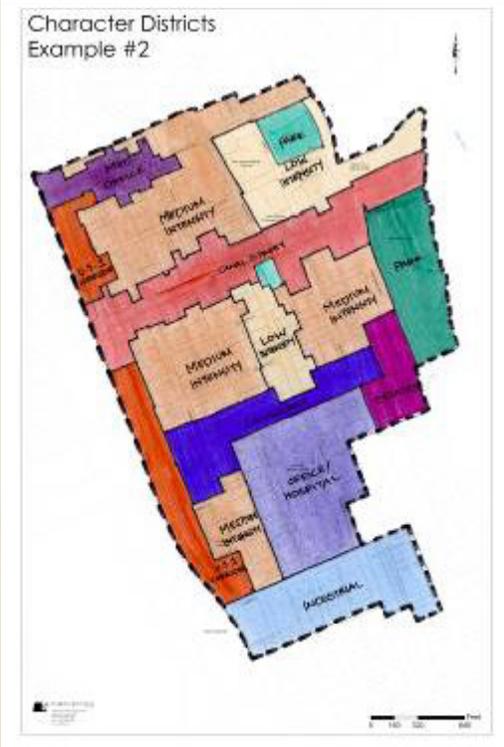
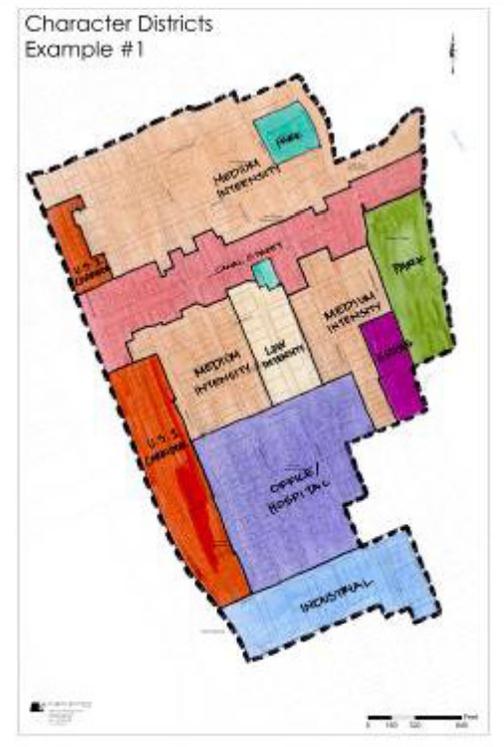
Multimodal Transportation



# Character Districts



# Character Districts



# *Project Schedule*



# City of New Smyrna Beach

## Form-Based Code

### Tentative Schedule

Event	Element / Task	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11
1	Kick-Off Meeting/Tour	●												
2	Site Analysis Document		■	■	■									
4	Prepare for Workshop #1		■											
5	Workshop #1		●											
6	Workshop Summary			■										
7	Prepare for Charrette #2			■	■									
8	Charrette #2				●									
9	Charrette Summary				■									
10	Prepare for Charrette #3				■	■								
11	Charrette #3					●								
12	Prepare Code			■	■	■	■							
	a. Regulating Plan			■										
	b. Public Space/Street Design			■	■									
	c. Building Form Standards			■	■									
	d. Building Type Standards				■	■								
	e. Architectural Standards				■	■								
	f. Sign Standards					■	■							
	g. Landscaping					■	■							
	h. Code Administration						■	■						
13	Peer Review (Bellomo Herbert)						■							
14	Draft Revisions						■							
15	1st Draft Submittal to Staff							●						
16	Staff Draft Review							■						
17	Revisions							■						
18	Joint Meeting								●					
19	Revisions								■					
20	2nd Draft Submittal									●				
21	Staff Review								■					
22	LDI Revisions									■				
23	Meeting Convened by City										●			
24	Additional Stakeholders Interviews (4)										●			
25	Revisions										■	■	■	■
26	Prepare for Adoption Meetings										■	■	■	■
27	Adoption											■	■	■
	a. Planning and Zoning Board											●		
	b. CRA and City Commission												●	●

Legend: ● Submittal Date  
 ● P&Z Board Meeting (1st Monday)  
 ● CRA & CC Meeting (2nd Tuesday)