

# **Hot Topics in Planning**

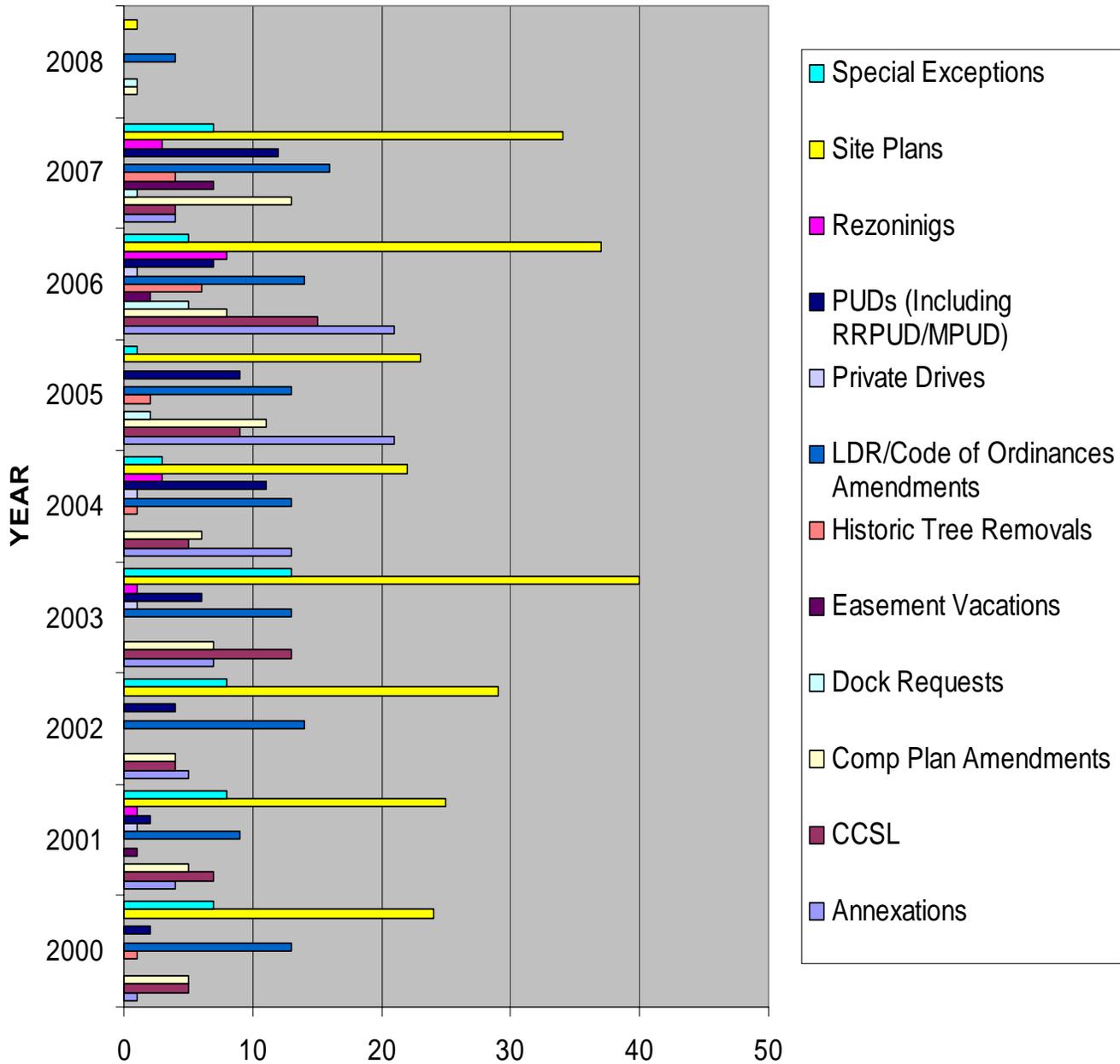
**March 11, 2008**

**Gail Henrikson, AICP**  
**Chief Planner – Current Planning**

# Background

- During the 1980s and 1990s development in New Smyrna Beach was fairly slow
- Beginning around 2000/2001 development – particularly residential projects - began to dramatically increase
- In 2005 the Florida Legislature passed Senate Bill 360 to address the impacts of growth
- In late 2005, early 2006, the housing market began to decline

# TOTAL APPLICATIONS 2000-2008



**2006**  
172 applications

**2007**  
130 applications

**2008**  
10 applications

# Every Cloud Has a Silver Lining

- Fewer applications does not mean less work
- **This is the time to plan for the next 20-50 years**

# National/Global Trends

- Global warming
- Fuel costs
- Changing demographics
  - Non-family households outnumber traditional families in the suburbs
  - More than 2 million grandparents raising their grandchildren
  - 9% of home purchases made by single men, 21% by single women
  - More than 5 million households contain unmarried couples
  - Increasingly elderly population

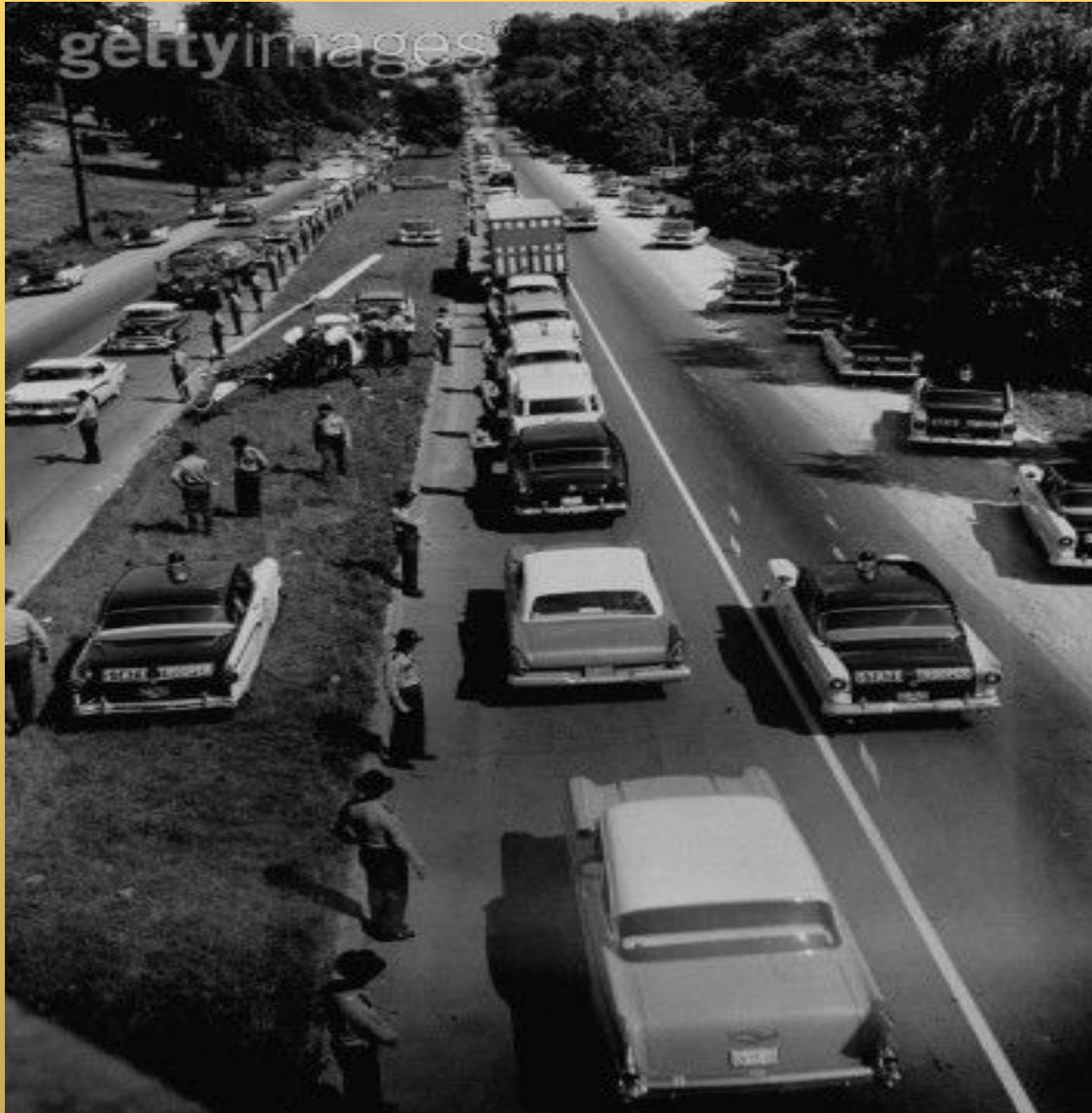
# National/Global Trends

## The Root of the Problem

Prior to WWII, American citizens relied on other forms of transportation other than the automobile



Post WWII, America became an auto-centric society



# National/Global Trends

## The Root of the Problem

- Energy costs were relatively cheap, so single-occupancy cars were not an issue
- Land uses were separated to prevent incompatibilities
- Residents fled the cities for low density, large-lot subdivisions
- The commuter era began, along with rush hours, smog and traffic jams
- As a result.....



- Urban sprawl was created along major roads requiring a car as the only practical way to get from A to B
- More driving in self-contained vehicles meant less social interaction
- Larger lots with larger backyards and no front porches resulted in less contact with neighbors
- More driving equaled increased fuel emissions, exacerbating the global warming trend
- More driving meant less time on bikes or walking, resulting in today's obesity "epidemic"
- More driving = more cars = more roads = more tax \$ spent on road construction (and less money on education, arts, etc...)
- Basically, it's a total breakdown of society.....

**Solutions?**

# Hot Topics in Planning

- Sustainable or “Smart” Growth
  - Water and water planning
  - School concurrency
  - Green Development
  - Density
  - Transit-ready design

# Water Planning

- Mandated by Senate Bill 360
- Must adopt comprehensive plan amendment by April 10, 2008
- Have capacity to serve 7,000 additional accounts
- Approximately 16,000 potential accounts in the wings

# Water Planning

## What are the impacts?

- Need to increase conservation efforts
- Need to enforce watering restrictions
- Desalination plant(s)
- Withdraw water from the river
- Increased water costs
- No more development

# School Planning

- Mandated by Senate Bill 360
- Must adopt comprehensive plan amendment by February 1, 2008
- NSB/Volusia County negotiating with DCA
- Adoption scheduled for March 24, 2008

# School Planning

- Levels of service in Volusia County:
  - Elementary: 115%
  - Middle: 115%
  - High: 120%
- School revenues down \$80 million in next school year
- Enrollment also decreasing
- School closures

# School Planning

## What are the impacts?

- If there is not capacity in schools, there is no development
- Or developer can mitigate
  - Up-front payment of impact fees
  - Reservation of land for schools
  - Build additional classrooms
  - Delay development

# Green Development

- Planning buzzword of 2008
- LEED – Leadership in Energy and Environmental Design
- Encourages energy efficient building practices
- Promotes use of recycled, local and environmentally friendly materials
- Incorporates alternative energy technologies



1 Deep overhangs block harsh sunlight and rain from windows.



2 Weather barriers, as shown here, should be installed on the warm side of a wall to prevent infiltration of humidity into the wall or roof cavity.



3 A reflective metal roof acts as a barrier to prevent excess radiant heat, and the black building felt underneath it acts as a vapor barrier.



## Green Design

Green Design extends the reach of building science to cover the environmental ramifications of each project. It involves a range of ideas, from the use of solar power to something as simple as the use of day lighting to reduce the need for electric lighting. Proper green design must be climate and site specific, and must minimize waste while maximizing efficiency.

Source: Barley & Pfeiffer Architects, Austin, Texas  
House Exterior Photos: Courtesy of Connie Moberly,  
IMAGIZ Photography



4 Heating and cooling ducts should be properly sealed and insulated.



5 A hydronic system serves as a water heater and a home heating system.



6 Proper insulation results in an airtight thermal envelope, allowing air conditioning to operate more efficiently.

# Rooftop Gardens

Reduce stormwater run-off, heat island effects, aid in improving air quality, providing wildlife habitat, and actually extend the length of the roof life



# Rain Gardens

Provide an alternative to “retention ponds” for stormwater collection; plants and ponds assist with evapotranspiration rather than flooding and pooling

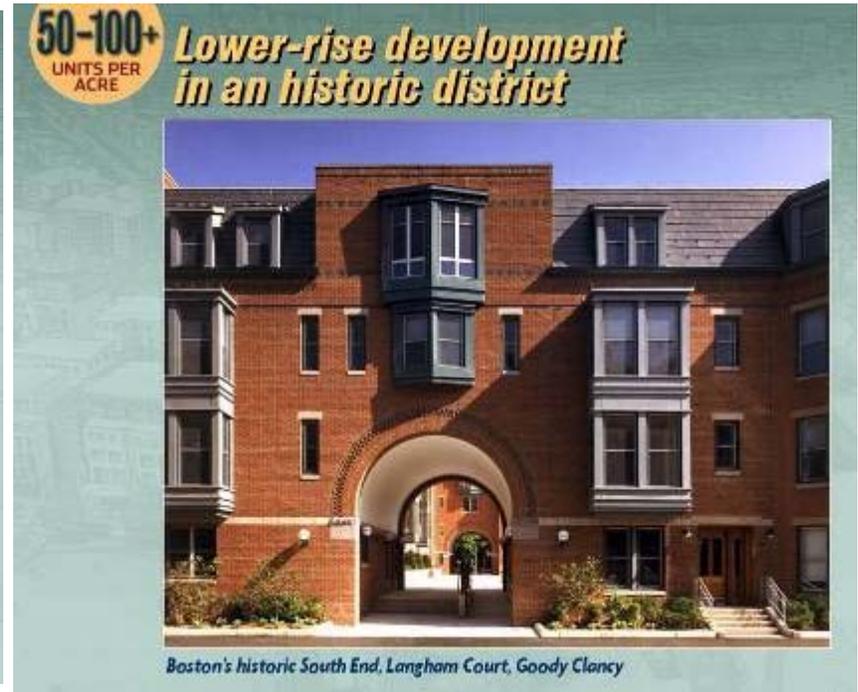
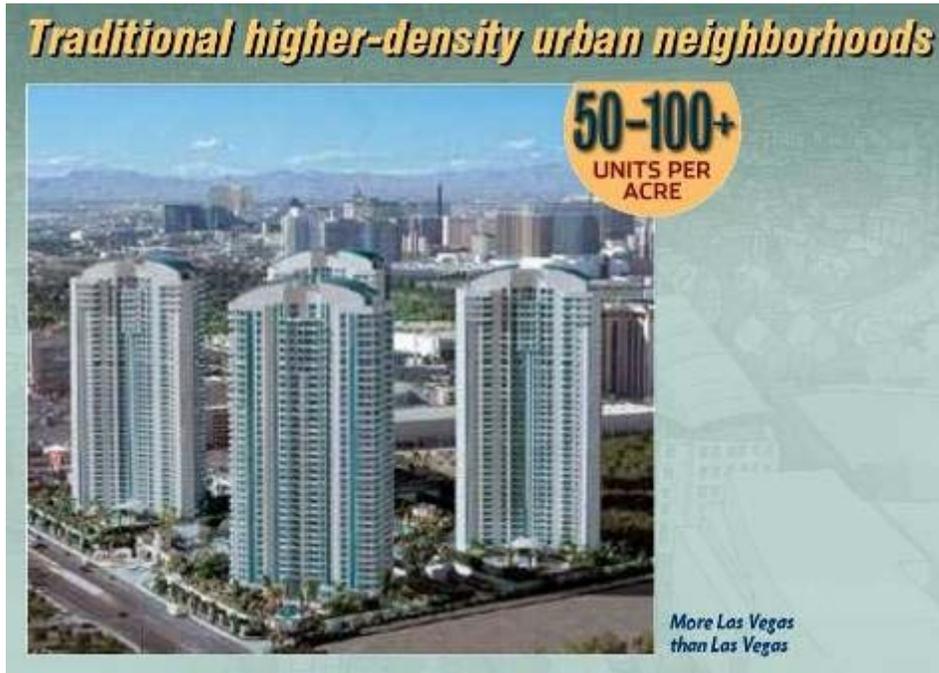


# Density

- Most controversial topic but most needed to address national/global trends
- Density allows people to live, work and play in their neighborhoods – WITHOUT getting into their cars
- Density DOES NOT equal slums
- Density DOES NOT have to be ugly

## Supporting Elements

# What is needed to support livable density?



**Traditional urban neighborhoods  
closer to the core**

**30-50**  
UNITS PER  
ACRE



*Isolated towers in Kansas City*

**30-50**  
UNITS PER  
ACRE

**Mix of row houses, flats, and lofts**



*Riverview, Cleveland, Goody Clancy*

# Why We Need Density

- Market studies show that approximately 5000 residents are required to support a grocery store
- More efficient use of infrastructure (roads, water, sewer) and taxpayer \$
- EX: It costs less to serve 100 homes in a subdivision if those homes are within a 10 mile area as opposed to 20 mile area
- Density can support mass transit and alternative transportation options
- Alternative transportation options and mixed-use developments allows residents to incorporate exercise into their daily routine

# Transit-Ready Design

- Mass transit is more than just VOTRAN
  - Light rail
  - Trolleys
  - Monorails
  - Water taxis
- As fuel costs increase, mass transit will become more economically feasible and desirable

# Transit-Ready Design

## (This is not a pipe dream)

- Alternative forms of transportation are going to be required for many reasons:
  - Aging population that lives longer
  - Rising fuel costs
- Even though its not here yet, in 10, 20 or 50 years, mass transit will the norm, even in New Smyrna Beach
- Plan now to accommodate mass transit or try to retrofit later (much more expensive)

# Transit-Ready Design

- City already has several areas designated for high-density or that should be served by mass transit
  - Activity Center
  - Downtowns
  - Beach
  - State Road 44 Corridor
  - Middle/High Schools/DBCC
- If only 5% of Southeast Volusia residents used mass transit, that would result in thousands of fewer cars on the road each day

# Next Steps

- Community vision
- Update comprehensive plan – in process
- Create neighborhood plans
- Update Land Development Regulations
- Community and elected officials need to stick to vision
- Good development is like finding a significant other – you have to discard a lot of losers before you find the one that's right for you

**Make no small plans.  
They have no magic to stir humanity's blood  
and probably themselves will not be realized.  
Make big plans;  
aim high in hope and work,  
remembering that a noble, logical plan  
once recorded will never die, but long after we are gone  
will be a living thing,  
asserting itself with ever-growing insistency.  
Remember that our sons and daughters are going to do  
things that will stagger us.  
Let your watchword be order and your beacon, beauty.  
THINK BIG.**

*Daniel Burnham; US Architect, 19<sup>th</sup> Century*

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