



Canal Street Downtown Neighborhood Meeting #2

July 28, 2015



Welcome!

**Canal Street Downtown
Neighborhood Planning Meeting
#2**



Agenda

- **Registration**
- **Introductions / Purpose of the meeting**
- **Plan Update**
- **Future Land Use and Zoning Review**
- **Community Goals Exercise**
- **Team Brief**
- **Review of Homework – The Vision Statement**
- **Public Comments/Questions**
- **Wrap up**



The Purpose of a Neighborhood Plan

- *The purpose of a neighborhood plan is to address the specific needs and changes required to sustain and enhance a neighborhood over a period of time.*



Citizen Led - Staff Assisted Planning Effort

- Citizen Led
 - At least 3 Neighborhood Meetings
 - City Website Interface/Citizen Input
 - Neighborhood Council Review and Steering Committee
 - Planning and Zoning Board Review
 - Commission Adoption of Plan, Zoning and Comprehensive Plan Amendments
- Staff Assisted
 - City Planning Staff
 - All Departments as needed



Key Events

Canal Street Downtown Neighborhood Plan

✓ June 2, 2015 - Kick Off Meeting

➔ July 28, 2015 Second Neighborhood Meeting

- Third Neighborhood Meeting
- Neighborhood Council Reviews Neighborhood Plan



18 Month Timeline

5 Year Neighborhood Plan

- P&Z Board Reviews Neighborhood Plan
- Commission Reviews and Adopts Neighborhood Plan
- Steering Committee, P&Z Board, Volusia Growth Management Commission and State Reviews Comp Plan Amendments
- City of New Smyrna Beach Commission Reviews and Adopts Comp Plan and Zoning Amendments



Previous Citizen Input

From public meetings, calls, email
and inquiry



Strengths - Highlights

- Centrally located, close to shops
- Individually owned restaurants and shops
- Historic District
- Public access to river
- Arts-centered community
- Restaurants
- Excellent redevelopment on Canal Street east of US 1
- Walkable and Bikeable Community
- Tie in with historic society, chamber of commerce, business association



Weaknesses - Highlights

- Limited permanent residents due to single family housing
- Traffic dangerous for bikes, walkers, children
- Lack of grocery stores
- Poor code enforcement
- Lack of traffic calming measures
- Site design on US1 properties
- SR44 creates “Two Neighborhoods”



Opportunities – Highlights

- Public Trolley
- Bike paths and bike parking
- Preserve residential character
- Promote and strengthen historic character
- Hotel in the Neighborhood
- Connect with the Historic Westside
- Encourage mixed use residential
- Expand neighborhood to west of US 1
- Create a separate “Hospital Neighborhood”



Threats – Highlights

- A Downturn in the Economy
- Demolition of Contributing Structures in Historic District
- High Volume of Traffic on SR44



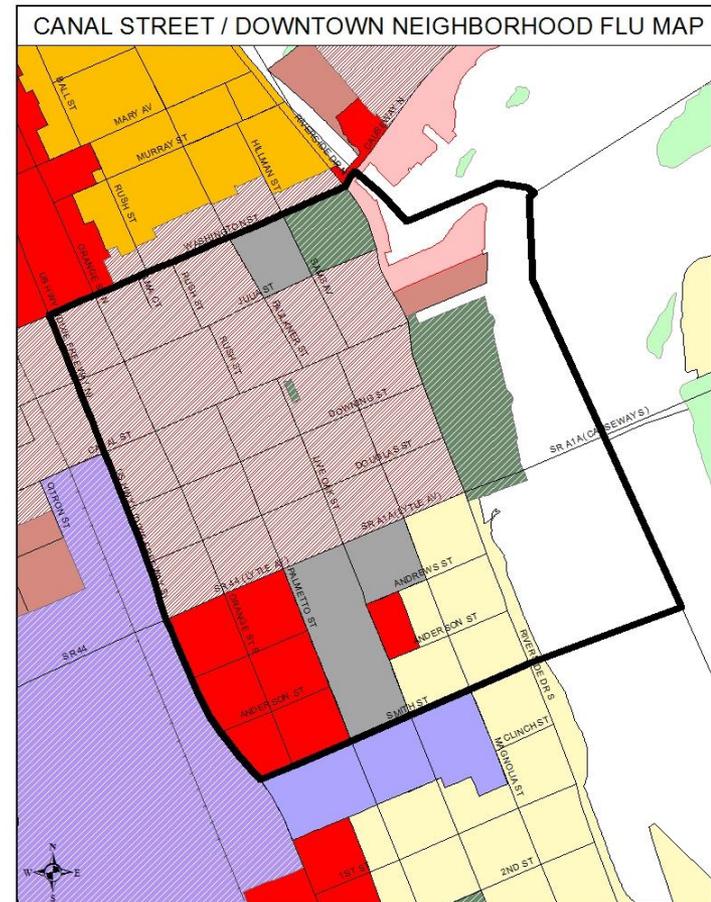
FUTURE LAND USE AND ZONING REVIEW

**OVERVIEW OF PROCESS AND
SCHEDULE**



BACKGROUND

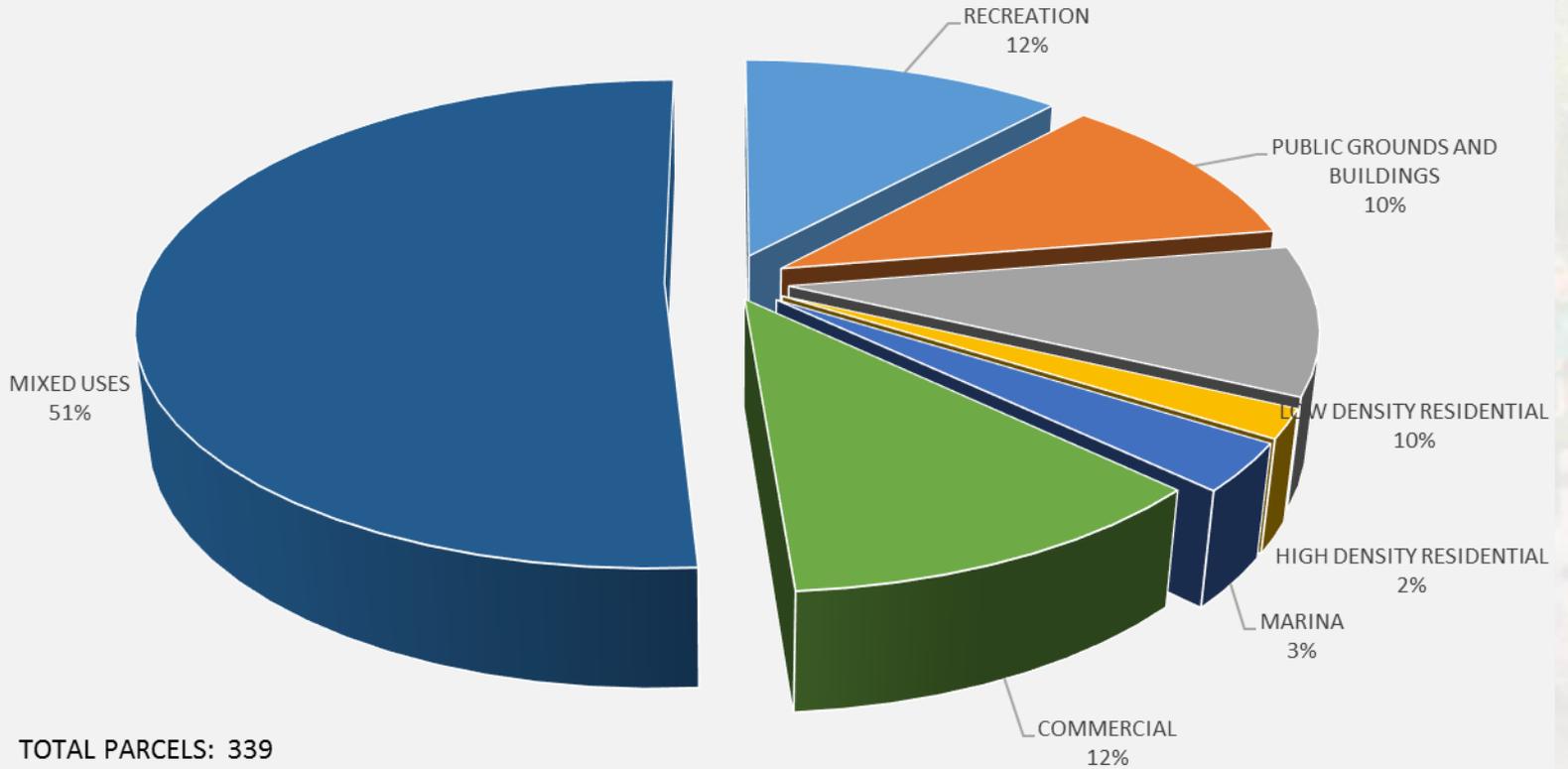
- Review based on petition drive by registered voters
- City Commission approved scope on June 23, 2015
- Study area includes:
 - Central Beach
 - Coronado Island
 - Canal / Downtown
 - Mainland Historic District
- To be completed by December 2015





FUTURE LAND USE CATEGORIES

LAND USE PERCENTAGES



TOTAL PARCELS: 339
TOTAL ACREAGE: 101.97 ACRES



RECREATION

- TOTAL ACREAGE: 11.97
- TOTAL NUMBER PARCELS: 3
- MAX. PERMITTED RESIDENTIAL DENSITY: 0 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: 0.5





RECREATION

- TOTAL ACREAGE: 11.97
- MAXIMUM F.A.R.: 0.5
- MAXIMUM THEORETICAL SF: 26,071 SF
- ACTUAL SF BUILT*: 14,737

* Includes Brannon Center replacement and CRA Building





PUBLIC GROUNDS & BUILDINGS

- TOTAL ACREAGE: 10.81
- TOTAL # PARCELS: 11
- MAXIMUM PERMITTED DENSITY: 0 UNITS / ACRE
- MAXIMUM HOTEL DENSITY: 0 UNITS/ACRE
- MAXIMUM F.A.R.: 1.0





PUBLIC GROUNDS & BUILDINGS

- TOTAL ACREAGE: 10.81
- MAXIMUM F.A.R.: 1.0
- MAXIMUM THEORETICAL SF: 470,711 SF
- ACTUAL SF BUILT*: 135,642

* Includes City Hall, 1st Baptist Church and Bert Fish Hospital





LOW DENSITY RESIDENTIAL

- TOTAL ACREAGE: 9.98
- TOTAL NUMBER PARCELS: 39
- MAX. PERMITTED RESIDENTIAL DENSITY: 5 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: 0





LOW DENSITY RESIDENTIAL

- TOTAL ACREAGE: 9.98
- MAX. # RESIDENTIAL UNITS PERMITTED: 50
- # RESIDENTIAL UNITS BUILT: 51
- MAXIMUM F.A.R.: 0
- ACTUAL SF BUILT*: 22,147
- MAX. # HOTEL ROOMS PERMITTED: 0
- # HOTEL ROOMS BUILT: 0



* Includes Woman's Club, Bert Fish, 1st Presbyterian Church



HIGH DENSITY RESIDENTIAL

- TOTAL ACREAGE: 1.95
- TOTAL NUMBER PARCELS: 2
- MAX. PERMITTED RESIDENTIAL DENSITY: 18 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: 0





MARINA

- TOTAL ACREAGE: 3.22
- TOTAL NUMBER PARCELS: 4
- MAX. PERMITTED RESIDENTIAL DENSITY: 8 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 48 ROOMS / ACRE
- MAXIMUM F.A.R.: 1.5





MARINA

- TOTAL ACREAGE: 3.22
- MAX SF PERMITTED:
210,224 SF
- ACTUAL SF BUILT: 15,890 SF
- MAX. # RESIDENTIAL UNITS
PERMITTED: 26
- ACTUAL # RESIDENTIAL
UNITS BUILT: 0
- MAX. HOTEL ROOMS
PERMITTED: 154
- ACTUAL # HOTEL ROOMS
BUILT: 0





COMMERCIAL

- TOTAL ACREAGE: 11.85
- TOTAL NUMBER PARCELS: 42
- MAX. PERMITTED RESIDENTIAL DENSITY: 18 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 24 ROOMS / ACRE
- MAXIMUM F.A.R.: 2.0





MIXED USES

- TOTAL ACREAGE: 52.19
- TOTAL NUMBER PARCELS: 238
- MAX. PERMITTED RESIDENTIAL DENSITY: 18 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 24 ROOMS / ACRE
- MAXIMUM F.A.R.: 6.5





NEXT STEPS

- Continue to review each parcel within the study areas to compare actual “on-the-ground” construction to the theoretical maximums that could be built
- Continue to obtain public input regarding the current future land use and zoning designations
- Prepare recommendations regarding possible changes to the current future land use and zoning designations
- **December 8, 2015: Final presentation to City Commission**



FUTURE LAND USE AND ZONING REVIEW

**OVERVIEW OF PROCESS AND
SCHEDULE**



Next Steps in the Plan



Neighborhood plans include goals, objectives, and policies

- Goals for future development and provision of services
- Objectives or benchmarks to meet in attaining our goals
- Policies to be implemented to meet the stated benchmarks



A simplified example

- **GOAL 1. Maintain the unique historic characteristic of the neighborhood.**
- **Objective 1.1 Reduce the demolition of existing contributing historic structures.**
- **Policy 1.1.1 – The city will establish tax credits for residents and businesses rehabilitating Contributing Structures to the historic district.**



Five Year Goals

- What would be the top things you want for the neighborhood over in the next five years?
 - Are they reasonable?
 - Are they attainable?
 - When should it get done?
 - Who should do it?
 - What will it cost?



GOALS Exercise





Table Captain Briefs



Homework



Neighborhood Visioning

A vision without a plan is just a dream.

A plan without a vision is just drudgery.

But a vision with a plan can change the world.

-ancient proverb



What is a Vision Statement

- Illustrates the neighborhood's vision for itself
- It may reflect key trends and neighborhood values...
- It may include what to preserve or change...
- Or state a probable or preferred scenario for the future..
- It may even be a narrative that explains how the neighborhood will look in 10 years...



Vision Statement: Common Characteristic

- Understood and shared by members of the community
- Broad enough to include a diverse variety of local perspectives
- Inspiring and uplifting to everyone involved in your effort
- Easy to communicate



Public Comments and Questions