

MEMORANDUM
FROM THE OFFICE OF THE CITY MANAGER

To: Mayor and City Commission
From: Pam Brangaccio, City Manager *PJB*
Re: City Manager's Report – September 10, 2013
Date: September 4, 2013

The ribbon cutting ceremony for the Mary Avenue playground will be held at 9:00 a.m., September 10th, immediately followed by the Washington Street ribbon cutting at the corner of Washington and Myrtle. The events have been placed on your calendar.

The first of two Public Hearings on the budget will be held on September 11th at 5:00 p.m. in the Commission Chambers. A Public Hearing will also be held on September 12th @ 5:00 p.m. regarding annexations.

The Florida Licensing on Wheels (FLOW) will be open from 10:00 a.m. to 2:00 p.m. on Tuesday, September 17th at the corner of Julia Street & Sams Avenue.

There is an agenda item on tonight's' agenda for the Pedestrian Trail. The lowest bid was almost \$300,000 above the latest construction cost estimate and also exceeds the actual FDOT grant amount. We also have \$281,853.00 of ECHO grant money in jeopardy as we have extended the timeline on this grant to the point where ECHO needs to see construction soon. When reviewing the initial cost estimate there are a few big dollar items that account for a large percentage of the cost increase including the mobilization, clearing, and concrete bridge which were estimated at \$40,000, \$8,000 and \$375,000, but bid prices on these items were \$64,540, \$20,000 and \$559,900. Staff is recommending proceeding with the project to keep \$1M in Grant Monies in place, as well as create the center point for the Otter Lake Park ECHO project, and the JPA Planning Area. Park Impact Fees; Tree Mitigation Fees; as well as Undesignated Fund Reserves would be utilized.

We have received a proposal (attached) from Tetra-Tech for preliminary evaluation, including the construction cost estimate, associated with the Fifth Street Bridge. A budget amendment is being prepared for the design services to begin the conceptual design stage; hopefully to be funded by an upcoming revenue bond.

Included with this report are materials from a representative of Southern Paint regarding the discoloring of the gateway wall; staff will be meeting with him later this week.

We received the final flood maps with new designations & City tasks to be performed, and are working to implement the requirements to maintain Flood Insurance discounts to residents. The maps are available for residents as well, who will be impacted by the changes made by FEMA.

Attached is a copy the letter to FEMA requesting additional funding for the Central Beach Flood Mitigation Project, as the cost estimates exceeded the current grant amount by \$2.4. A meeting was held in Orlando on September 4th with FEMA. We will have an update for the Commission at tonight's meeting, as we are requesting to be able to construct the first elements of the project, while applying for additional funding, but need to ensure FEMA reimbursement occurs of the costs.

The City of New Smyrna Beach has been chosen by FEMA to host an on-site Emergency Management training course and Emergency Operations/Incident Management Team training course in April 2014. A copy of the agreement is provided with this report.

The Purchase Order has been placed (as per City Commission approval) for a replacement fire truck for \$464,065, due for delivery in spring 2014.

We have attached some of the highlights of the RFP Proposal received last Friday, for the vacant City owned property at Julia Street & Sams, for 15 townhomes to be constructed by 2016. This item will be an agenda item for September 24th.

We have received a letter from the County requesting that the City accept a 2.87 miles segment of Saxon for City Maintenance; a formal response is being prepared for review with the City Commission.

Staff is preparing for a 5.30 pm workshop on Sept 24th to discuss the establishment of a parking system in NSB.

The CM, and Finance Director just participated in a webinar on ICMA's Priority Based Budgeting; which is a web-based product, which looks perfect for the Long Range Financial Reports that the Commission has requested be the center-piece of the December 2013 Planning Sessions. More information will follow, as Finance starts to prepare the information working with ICMA.

Should you have any questions or need additional information, just give us a call.



August 26, 2013

NSB-001

Ms. Helen M. Johnson, Planner
Bureau of Mitigation
Florida Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399

**Re: Central Beach Flood Mitigation Project
Phase III Improvements
City of New Smyrna Beach**

**Subj: FEMA No. FMA-PJ-04-FL-2012-003
Contract No. 13FM-23-06-74-02-344**

Dear Ms. Johnson:

On behalf of the City of New Smyrna Beach, please find enclosed the following documents for your information:

- ✓ 90% Construction Plans;
- ✓ Engineer's Construction Cost Estimate; and
- ✓ Approved St. Johns River Water Management District Environmental Resource Permit (ERP).

The purpose of this letter is to respectfully request a conference call this week with the City of New Smyrna Beach (Khalid Reishedat, Kyle Fegley, and Randy Wright) to discuss a potential budget increase for the above referenced project. In an effort to maximize the flood protection benefits within the Central Beach watershed and address the Water Management District's water quality requirements, we have finalized our design and modeling efforts which are reflected in the enclosed 90% construction plans. However, the project costs now exceed the current grant amount. The City of New Smyrna Beach would like to discuss possible options to request additional funding. It is our understanding that the Biggert-Waters Flood Insurance Reform Act of 2012 has eliminated the \$3.3 Million community cap under the FMA program.

We are looking forward to hearing back from you on this important matter. In closing, the City of New Smyrna Beach greatly appreciates the support that DEM has provided thus far and we are looking forward to a successful implementation of the proposed flood mitigation improvements.

Ms. Helen M. Johnson, Planner
August 26, 2013
Page 2

If you have any questions, please contact me at 407-992-9160, extension 309, or via email at david@pegasusengineering.net.

Very truly yours,
Pegasus Engineering, LLC

David Hamstra, P.E.
Principal / Project Manager
Florida Registration No. 38652

cc: Khalid Resheidat, City of New Smyrna Beach
Kyle Fegley, City of New Smyrna Beach
Randy Wright, City of New Smyrna Beach
Mike Bruegger, Pegasus Engineering
Johan Rodriguez, Pegasus Engineering



TETRA TECH

August 30, 2013

Mr. Kyle W. Fegley, P.E.
City Engineer
210 Sams Ave.
New Smyrna Beach, FL 32168

**Re: Proposal for Feasibility Study
Fifth Street Bridge over Yacht Club Cut**

Dear Mr. Fegley:

In response to your request, Tetra Tech is pleased to submit this proposal for performing a feasibility study for improvements to the Fifth Street Bridge over the Yacht Club Cut.

PROJECT UNDERSTANDING

The study goal is to determine if rehabilitation or replacement of the existing bridge is the best long-term improvement option. For rehabilitation, we will consider options to raise the load rating such that the bridge will no longer need to be posted. Improvements to address scour will also be considered. We will also consider options for complete replacement of the bridge.

SCOPE OF SERVICES

Our scope will include the following efforts:

1. Visit the site to take photos and general measurements of the bridge.
2. Evaluate rehabilitation and replacement improvements.
3. Evaluate alternatives for maintaining traffic during bridge construction.
4. Develop a list of "issues" that will need to be considered during the development of the design of the improvements.
5. Provide "rough magnitude" opinions of cost for rehabilitation or replacement improvements.
6. Provide a summary of potential funding assistance programs.
7. Provide a brief report summarizing our findings and recommendations.

ASSUMPTIONS

We have determined the following assumptions as being critical to our proposed scope and compensation:

Tetra Tech, Inc.
201 East Pine Street Orlando, FL 32801
Tel 407.839.3955 Fax 407.839.3790 www.tetrattech.com

- The existing substructure is not the reason for the load posting.
- We will be provided with the loading rating report that was completed in 1985.

ITEMS NOT CURRENTLY INCLUDED IN SCOPE

- Soil borings or geotechnical evaluation of the site.
- Hydraulic analyses or scour calculations.
- Surveying.
- Perform a bridge corrosion environmental study.
- Development of a Bridge Development Report (FDOT report).
- Design or capacity calculation on the existing or replacement foundations.
- Performing a dive inspection of the bridge.

SCHEDULE

We will complete the site visit within three weeks upon receiving a signed copy of the proposal. We will complete our report within three weeks of completion of the site visit.

COMPENSATION

Tetra Tech, Inc. will perform this work for the lump sum fee of **\$11,500**.

If you concur with our proposal, please sign in the space provided below and return one original signed copy of this proposal to indicate your authorization to proceed. This work task will be in accordance with the terms and rates as stipulated in our existing master continuing consultant agreement with the City.

If you have any questions regarding this proposed scope of work, please contact me at (407) 480-3932.

We look forward to assisting the City of New Smyrna Beach on this project.

Sincerely,

William D. Musser, P.E.
Vice President

Encl.: Standard Terms and Conditions

PROPOSAL ACCEPTED BY _____

TITLE _____ **DATE** _____

Southern PAINT & WALLPAPER



8/19/13

605 South Dixie Freeway • New Smyrna Beach, Florida 32168 • Phone (904) 427-9523 • Fax (904) 423-8919

Danny's Painting Inc
1894 South Air Park Road
Edgewater Florida 32141

Ref; Boundary walls
City of New Smyrna Beach

Dear Danny,

As per your request I have inspected the coatings that were applied as stated above and also met with Trey Sizemore with Thad Construction to follow up as to what paint coatings were actually specified, then contacted our New Smyrna store as to see what products that were purchased. The products that were purchased were the ones that were specified. Upon measuring the dry film thickness using a Swiss Micrometer the film thickness met and exceeds (7 1/2 -8 1/4 MILS DFT AS AN AVERAGE) the paint specification.

As for the final coat of elastomeric that was applied as for the color retention, there are 2(two) concerns.

1) First concern - Elastomeric, as top coat are soft and have dirt pick up, and possibility of uneven application of mill rate. Although most applicators apply elastomeric with great caution some areas are under or over the mill rate, and as they age the elastomeric fade or colors shift unevenly.

2) All coatings either Industrial or architecturally are based on permeability, durability and flexibility. Elastomeric are used primarily for the protection of the subtraight and to bridge small hairline cracks' as we paint, we all want durability (clean ability, able to with stand dirt pick up etc.) and longevity. As for the permeability, it is how well a coating breaths or for a better description to protect the underlying subtraight .Although Elastomeric coatings have a lower permeability and better waterproofing properties (protection for underlying rebar, fasteners etc.) the color retention is not as superior as a 100 % Acrylic waterborne coating.

Top coating with a 100% Acrylic Satin Finish will offer better color retention and application of coverage will be more constant , I do recommend a muddier peach than the one that has been applied , the brighter and cleaner the color the more the color will fade and breakdown . Any questions contained herein please do not hesitate to call me at 386-566-0971 or e-mail me at paul@southernpaintandsupply.com

Sincerely,

Paul Swiderski
Vice President-sales



8/28/13

Danny's painting Inc.
1894 South Air Park road
Edgewater Florida 32141

Ref: Retaining wall

Dear Danny,

In reference to the repainting of the retaining wall that has "discolored" at the corridor of state road 44 in New Smyrna Beach Florida, as mentioned in my last correspondence if the decision is to recoat the wall, I would highly recommend to select a more muted color that has previously applied. As with all colors that are exposed with ultra Violet light, and use of combination of colors (organic pigments, which are mined from the earth are a more stable versus the synthetic pigments that are manufactured tend to bleach out and become "color fast" and fade more rapidly than organic pigments.

Also the coatings that were applied are fairly permeable, and allow the moisture to pass through the paint film, which could cause a reaction with the matrix of the substrate. As a painting supplier that deals with this phenomenon on occasion, we recommend the following.

- 1) Apply Coronado Xylene base sealer # 21-11(very low perm rating) white at a spread rate no less than 250 square feet per gallon, allow this coat to dry a minimum of 2-4 hours.
- 2) Apply the same material tinted toward the finish color; allow the second coat of seal to dry a minimum of 2-4 hours prior to top coating.
- 3) Top coat the entire surface to be painted with Coronado 410 line in a color that has been selected by the specifying authority

Any question contained herein please do not hesitate to call, or for color consultation at 386-566-0971 or Email me at paul@southernpaintand supply.com

Sincerely,
Paul Swiderski
Vice President-sales
Southern Paint and supply Company

239 South Segrave Street, Daytona Beach, FL 32114
Phone (386) 253-8107 • Fax (386) 257-2558
www.SouthernPaintAndSupply.com



FEMA

August 20, 2013

Pam Brangaccio, City Manager
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

Subject: Commitment Letter

Dear Ms. Pam Brangaccio:

I am pleased to confirm the commitment of the Federal Emergency Management Agency (FEMA), Protection and National Preparedness (PNP), National Preparedness Directorate (NPD), National Training and Education (NTE), Emergency Management Institute (EMI) to conduct an Integrated Emergency Management Course (IEMC): L947 Emergency Operations Center/Incident Management Team (EOC/IMT) course for the City of New Smyrna Beach, Florida, to be conducted at a suitable and mutually agreed upon location in your community, from April 14-17, 2014. Our commitment is contingent upon receiving a signed copy of the enclosed Letter of Agreement (LOA). Please sign and return this LOA by September 20, 2013.

Experience has shown that this course is most successful when chief elected and/or appointed officials and department heads participate to learn how to improve their community's emergency management system. *Without the participation of these officials, FEMA will not conduct an IEMC program for your jurisdiction.*

After receipt of your signed LOA, IEMC training staff will visit your community approximately 2-3 months prior to the course start date to perform a Pre-Course Analysis (PCA) and discuss course details. They will meet with participating agencies to gather specific information to develop a realistic exercise scenario for your IEMC and will conduct a course orientation for participants.

The following EMI staff has been assigned to your course:

Course Manager (your primary point of contact): Jennifer Pritchett

TEL: 301-447-7270 email: Jennifer.Pritchett@fema.dhs.gov

Chief Exercise Controller: Shannon Marquez

TEL: 301-447-1355 email: ShannonDor.Marquez@fema.dhs.gov

Enclosed is a list of information we need to develop the course information for participants (Attachment A); and a list of recommended participants (Attachment B). The participant list is generic and we will work together to adapt it to reflect your jurisdictional organization and departments.

Commitment Letter
August 20, 2013
Page 2

Beginning April 15, 2012, individuals applying for EMI classes are required to register using the FEMA Student Identification (SID) Registration and Management System and obtain a FEMA SID number. This number will be used in place of the Social Security Number (SSN) on your application form, General Admissions Application (FEMA Form 119-25-1). The SSN number is no longer required. To register and obtain the SID number, go to <https://cdp.dhs.gov/femasid>. When you enter and use the system you will be able to print off and retain a student identification card.

In addition to providing an opportunity for team building among represented departments and agencies, the exercises conducted during the course often reveal areas where plans and procedures need to be modified or additional staff training is required. Since course development and delivery involve a substantial resource commitment by both FEMA and your jurisdiction, we also require that participants make a commitment to continue to work together after the course to improve their emergency management capabilities and correct any deficiencies noted during the exercise. We appreciate your support in ensuring that the appropriate follow-up activities occur, including submission of a brief report to us (see Letter of Agreement §1.i).

We look forward to working with you and your staff in the development and delivery of this community-specific IEMC. If you have questions about your upcoming IEMC, please contact Al Fluman, Branch Chief, Integrated Emergency Management Branch, EMI, at 301-447-1299 or email al.fluman@fema.dhs.gov.

Sincerely,



Tony Russell, CEM
Superintendent
Emergency Management Institute

Enclosures

cc:

Major Phillip May, Regional Administrator, FEMA Region IV
Elisa Roper, Regional Training Manager, FEMA Region IV
Linda McWhorter, Preparedness Bureau Chief, Florida Division of Emergency Management
T. Necole Holton, MEP, State Training Officer, Florida Division of Emergency Management
Randy Wright, Emergency Operations Manager, City of New Smyrna Beach

**LETTER OF AGREEMENT
BETWEEN
CITY OF NEW SMYRNA BEACH, FLORIDA
AND
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
FOR CONDUCT OF AN ON-SITE
INTEGRATED EMERGENCY MANAGEMENT COURSE**

By acceptance of the Federal Emergency Management Agency's (FEMA)/ Emergency Management Institute's (EMI) offer to conduct an on-site Integrated Emergency Management Course (IEMC): L947 Emergency Operations Center/Incident Management Team (EOC/IMT) course for the City of New Smyrna Beach, Florida, from April 14-17, 2014, we mutually agree to the following conditions:

1. City of New Smyrna Beach will:

- a. Ensure that key elected and appointed officials will attend all sessions of the course, and that participants represent positions consistent to those identified on the suggested participant list provided by FEMA/EMI (See attachment B).
- b. In addition to personnel listed in the suggested participant list, provide a minimum of one qualified individual from each of the following disciplines to assist by working in the exercise control group: Law Enforcement, Fire Service, Emergency Medical System, and Public Works/Utilities. Other individuals may be needed for specialized assistance to include Emergency Management, Public Health, Hospital/Medical, Community/Human Services (mass care/sheltering), and Public Administration.
- c. Provide FEMA/EMI with copies of plans (i.e., emergency operations, Continuity of Operations (COOP), Continuity of Government (COG), standard operating procedures, maps, etc.), needed for exercise development.
- d. Provide a Point of Contact (POC) who has principal responsibility for emergency management in the jurisdiction, to meet with EMI staff during a Pre-Course Analysis (PCA) site visit to: address course logistics and requirements, select the type of hazard(s) and applicable Core Capabilities to be addressed during the course exercise, and establish course objectives.
- e. Provide a POC (who may be the same person as in § 1.d) to coordinate student logistics, to include: collecting and forwarding applications, organizing special transportation requirements to/from venue site, etc.
- f. Provide the following at no cost to the government:
 - Classroom space for up to 75-125 persons seated in classroom style.
 - Minimum of five (5) breakout rooms (capable of accommodating 25-30 persons each) for the exercise. Classrooms and breakout rooms must be available for set up at least one (1) day prior to course start date and available during all periods of the course, including evenings if required.

- Training equipment, such as TV monitor, in classroom and breakout rooms, classroom computer projection equipment and screen(s).
 - Provide personnel and equipment to receive and transport (EMI will ship) palletized course materials and equipment to the training location. This shipment includes course materials, administrative supplies, and specialized equipment needed for the exercise components of the course.
 - Provisions for participant lunch meals during the major exercise.
 - Provisions for break period beverages and snacks (as necessary).
 - Janitorial/furniture rearrangement services after course closure.
- g. Provide to EMI completed registration forms (FEMA 119-25-1) for all participants no later than 8 weeks prior to the course.
- h. Provide limited clerical support to assist with participant registration, prepare final class roster, and prepare course certificates provided by EMI.
- i. Make available, for EMI use at the course site location, a minimum of one personal computer with Microsoft Word software and a letter quality printer.
- j. Make available a dedicated copy machine (minimum capability of 100 copies per minute) in close proximity for use during the course and exercise periods of the course.
- k. Within 6 months of the culmination of the training, provide to EMI a written report of any actions taken or planned as a result of the training program.

2. FEMA/EMI will:

- a. Conduct a pre-course analysis visit with designated point of contact and community officials in order to discuss administrative and logistical requirements. In addition, EMI will provide:
- IEMC overview briefing to course participants.
 - On-site analysis of the location/venue to be used for conduct of the course and related exercises.
- b. Develop and conduct course and related exercises in the community at a location agreed upon by both the jurisdiction and EMI staff.

- c. Provide instructors, exercise controllers and course materials for the IEMC.
- d. Provide course certificates to participants who successfully complete the program.
- e. On request, arrange for State assistance in the design of follow-up exercises to test changes made in the Emergency Operations Plan as a result of training program.

Return this completed Letter of Agreement to:

FEMA/EMI
IEM Branch, Room F-115
16825 South Seton Avenue
Emmitsburg, MD 21727

In the event that any of the conditions cannot be met, it is understood that FEMA has the right to cancel the course and will not be responsible for any expenses incurred in preparation for the training activity.

For Jurisdiction:

PAM BRANGACCIO
City Manager
City of New Smyrna Beach, Florida

Date

For FEMA:



TONY RUSSELL, CEM
Superintendent
Emergency Management Institute

AUG 20 2013

Date



MANUFACTURING Inc.

QUALITY FIRE APPARATUS

P.O. BOX 2017
APPLETON, WI
54912

TEL. (920) - 832-3000

DATE
8/30/2013
INVOICE NUMBER
M043410

CITY OF NEW SMYRNA BEACH
103 FAULKNER AVE
NEW SMYRNA BEACH, FL 32168

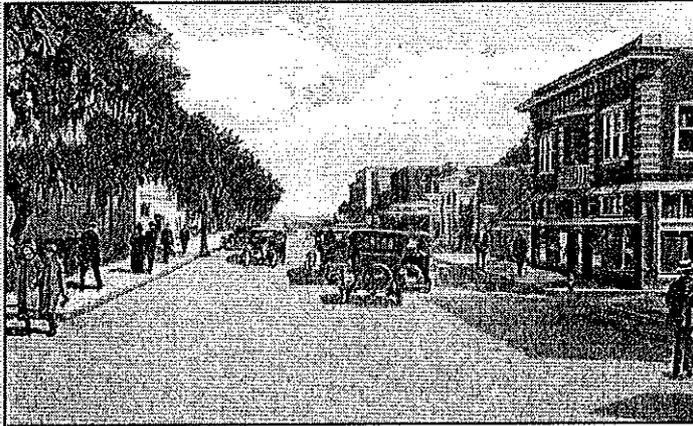
YOUR ORDER NO.		OUR ORDER NO.	TERMS	DELIVERY DATE	VIA
CONTRACT			NET 15		
ITEM	QTY.	DESCRIPTION			TOTAL AMOUNT
		100% PREPAYMENT ON ONE (1) PIERCE™ PUMPER MOUNTED ON AN ARROW XT CHASSIS			\$ 464,065.00
		NET DUE PIERCE			\$ 464,065.00

SEND PAYMENT TO:
PIERCE MANUFACTURING INC.
7731 COLLECTIONS CENTER DRIVE

ORIGINAL INVOICE

SEE ENCLOSED INSTRUCTIONS
FOR FURTHER INFORMATION

I. Executive Summary



White Challis Redevelopment Co., LLC (“White Challis”), on behalf of its redevelopment team, is pleased to submit to the City of New Smyrna Beach this *Response to Request for Proposals* to the City’s “Request for Proposals for The Sale and Development of 1.4 Acres of Real Property Located at 103 Faulkner St., in Downtown New Smyrna Beach, Florida” (the “Response”).

A vital ingredient to any successful urban renewal is new residents. In recent years, many cities have discovered that the pioneers leading the move back to the urban core are young professionals and empty-nesters seeking more creative living opportunities and walkable settings. White Challis is a leader in identifying the creative class demographic willing to take part in urban redevelopment. Our team has created a redevelopment program utilizing the lot on corner of Faulkner Street and Julia Street to catalyze urban renewal in downtown New Smyrna Beach.



The *Tabby House* will be a residential, mixed-use redevelopment project, providing approximately 18 city home units, ranging in size from 1,250 to 4,000 sq.ft., at the corner of Faulkner Street and Julia Street. The *Tabby House* will include 18 new city home lots and a possible reuse of the fire station structure, and including all utilities and infrastructure to support the new city homes. With its mix of residential designs and targeted price points, the *Tabby House* will be a critical component in New Smyrna Beach’s effort to create a complete urban experience downtown. The *Tabby House* is described in greater detail in Section X.

Through the *Tabby House*, our team not only seeks to add new creative class residents, but assist in capturing an identity within different segments of the downtown. We propose to provide a link in the pedestrian connection from park to the Canal Street shopping district. This is important not only for the *Tabby House*’s success, but to identify and direct other residents, professionals and visitors to new emerging neighborhoods. This holistic approach to urban redevelopment and our local experience distinguish the White Challis team for selection by the City.

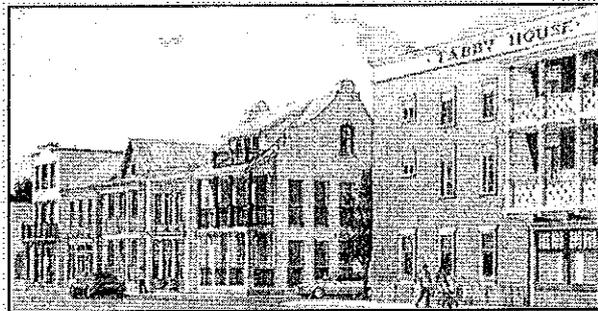
history, bringing new residents back to the downtown through the redevelopment of the *Tabby House*.

B. and C. Tabby House Conceptual Redevelopment Program and Artist Renderings

The Tabby House Site Plan – An Urban Design Standard. *The Tabby House* is a neighborhood-scaled mixed-use residential redevelopment enhancing a sense of place in downtown New Smyrna Beach. Successful redevelopment of this site will preserve the historic character of downtown New Smyrna Beach and a landmark to its heritage. The proposed site plan, architectural and streetscape plans are enclosed with this material. The *Tabby House* redevelopment plans are a model of heritage redevelopment and urban design.

Parking and Stormwater System. Parking will be provided on-site for all residential units proposed for the New Smyrna Beach *Tabby House*. The city homes will have self-contained 2 car garages. Vehicles will access the garages from a rear entry alley for efficient flow. To ensure sufficient parking for marketability of the units, public parking will only be available with on street parking spaces. The stormwater system will meet or exceed the requirements of the city code.

The Tabby House Concept. *The Tabby House* will provide 18 lots for signature city home units. Historic architecture was carefully maintained to reflect the original character of downtown New Smyrna Beach. Respectful of the past, yet in-step with the present, residential units will range between 1,200 and 4,000 sq.ft. with various style finishes. Open floor plans sealed concrete floors, exposed ductwork, and large windows are characteristic of the urban lifestyle that has been so successful in other downtown settings. We differentiate our project by offering lots that support a diverse unit style and size that offer numerous price points starting the high \$100's to the mid to low \$300's.





The District: Canal Street

Canal Street District. We feel this project has an opportunity to activate more energy into the Canal Street District. The White Challis team understands the *Tabby House* project should ignite a renaissance in the surrounding neighborhood and our team promises to design this project with the end in mind. Our proposed redevelopment can be a catalyst to this neighborhood in three ways:

1. **The Resident Factor:** It is important to understand that this project is the piece of a bigger puzzle. The value of a downtown resident cannot be understated. For reasons ranging from security to economic development, the resident helps breath life back into the urban cores. The White Challis team in connection with the *Tabby House* project can help develop this trend again in and around Canal Street.
2. **Greater Pedestrian Connection:** one of the key assets to downtown residential projects is the walkability. With the new streetscape and gateway improvements, this project will create a critical link between this neighborhood and the Park and Canal Street.
3. **Future Redevelopment Opportunities:** These projects cannot be isolated events. *Tabby House* will spark the interest on other adjacent redevelopment sites as well as other sites in this neighborhood.

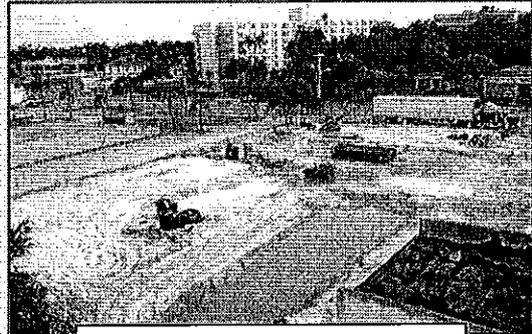
D. Sustainability and Environmental Considerations

White Challis takes pride in delivering a green redevelopment project. In addition to the redevelopment of an existing urban property, we propose to include green and sustainable practices in its project. A significant commitment to green engineering will be the manner in which we design and build the project. Our team will implement various other green and sustainable engineering and architectural design practices established by the Florida Green Building Coalition (FGBC) to the extent they are cost-effective for the redevelopment. Stormwater retention and best management practices (BMPs) are detailed in [Exhibit 5](#).

Brownfields Redevelopment Incentives. Due to potential presence of environmental conditions identified onsite or adjacent sites, our redevelopment team will seek to partner with the City in obtaining incentives from the U.S. EPA, and other resources to address environmental issues. State and federal incentives are offered to local governments and developers/end-users that redevelop on Brownfields sites. Various other EPA grants or assistance through other Federal Partnerships may also provide infrastructure assistance, sustainable redevelopment resources, water quality resources, housing resources, open-space green space considerations and many others. White Challis fully anticipates seeking out and utilizing all available resources to support this project and promote a holistic sustainable project consistent with the City's redevelopment vision.

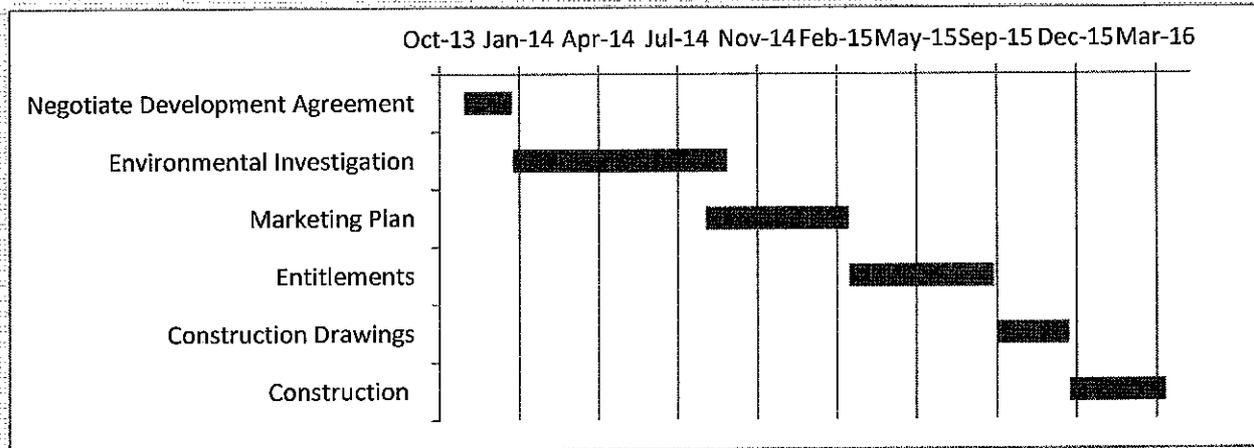
XI. Development Schedule

Upon selection by the City as its redevelopment partner, White Challis expects to negotiate an acquisition and development agreement with the City and then to conduct the necessary due diligence activities to update its assumptions. The proposed development agreement terms below are designed to accommodate the anticipated development of information necessary for a complete development program. The terms and conditions of the proposed development agreement set forth below, detail the assurances necessary to ensure the proposed redevelopment program.



William Square, under construction

The acquisition and development agreement negotiated between the parties will establish tasks and deadlines for the redevelopment program to meet to ensure the City achieves the desired redevelopment for the property. Assuming the development agreement is approved by the City and redevelopment team in December 2013, the performance milestones will be as follows:





Jan. 2014 - Sept. 2014: With City cooperation, secure federal and state environmental program incentives for assessment of soil/groundwater contamination, including but not limited to, designation of the property as a Brownfield Area under the Florida Brownfields Program.

Jan. 2014 - Sept. 2014: Perform market analysis, focus group studies to confirm development program, target demographics, price and product assumptions.

Sept. 2014: Submit New Smyrna Beach *Tabby House* marketing plan (based on field and market research) to City for review, begin implementation of same.

Mar. 2015: Submit to the City applications for rezoning (if necessary) and site plan approval for New Smyrna Beach *Tabby House*.

Sept. 2015: Complete rezoning and site plan approval process; City to convey property to White Challis thereafter.

Dec. 2015: Commence construction of the New Smyrna Beach *Tabby House*.

Apr. 2016: Complete construction of the New Smyrna Beach *Tabby House*.





County Manager

JASON P. DAVIS
COUNTY CHAIR

August 26, 2013

JOYCE CUSACK
Vice-Chair
AT-LARGE

PAT PATTERSON
DISTRICT 1

Ms. Pamela Brangaccio
City Manager
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

Subject: Transfer of Saxon Drive

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

Dear Ms. Brangaccio:

When at least fifty-one percent (51%) of a road segment is either within or adjacent to an existing City boundary, the road segment is transferred to become a road under the City's jurisdiction and maintenance responsibility. Maintenance responsibility includes the road and associated infrastructure within the right-of-way.

Saxon Drive was removed from the County's thoroughfare road list in May 2010 and serves as a local collector road. Saxon from SR A1A to the southern city limits of the City of New Smyrna Beach is entirely within an existing City boundary. The road segment being transferred is:

<u>Street Name</u> <u>Length in Mi</u>	<u>Route #</u>	<u>From and To</u>
Saxon Dr 2.87 mi	444543	SR A1A south to the southern city limits

Sincerely,


Mary Arne Connors
Deputy County Manager