

**MEMORANDUM**  
**FROM THE OFFICE OF THE CITY MANAGER**

**To:** Mayor and City Commission  
**From:** Pam Brangaccio, City Manager *PJB*  
**Re:** **City Manager's Report – March 11, 2014**  
**Date:** March 3, 2014

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The 2014 Spring Baseball Season begins on Saturday, March 8<sup>th</sup> at the Sports Complex; opening ceremonies begin at 10:00 a.m. and the games run through the afternoon.

A joint meeting with the City of Edgewater will be held at 6:00 p.m. on March 18<sup>th</sup>, the agenda will include CRA, Indian River Lagoon and the Trail System connectivity. The City of Oak Hill has been invited to participate as well.

Nationally recognized futurist Rebecca Ryan will give us a look at demographic trends effecting local governments and businesses over the next 25 years as part of the New Smyrna Beach Visioning process. This event will be held at the Brannon Center Saturday, March 22<sup>nd</sup> from 8:00 a.m. to 4:00 p.m.

The City's Annual Report for 2013 is complete and is provided with this report; a lot of exciting things happening in NSB!

Attached is the estimate for the DBI demolition of the AOB building & front wall; it includes an asbestos survey, but not abatement. So we added it and rounded up to \$35,000. We will complete a budget transfer within the CRA to fund this work.

The Letters of Map Change have been issued by FEMA regarding the Federal Flood Zone changes; a copy is attached and a press release has been issued as well, notifying residents of the changes on the new flood insurance rate maps.

The ECHO grant applications were reviewed county-wide last week and the two applications submitted by the City for Otter Lake and South Atlantic Beach Park, were ranked high enough to move forward. The next step will be County Council approval of the ECHO committee rankings. A copy of the review panel score sheet is provided with this report.

The Neighborhood Council held a meeting on Thursday, February 27<sup>th</sup> to review and discuss the citizen survey results for the 2014 City-wide Visioning Process.

Attached is a copy of the Opportunity Site Grant Program nomination for the ICMA 2014 Local Government Excellence Awards Program. Tony Otte did a great job preparing the nomination for the March 3<sup>rd</sup> deadline.

The City is accepting applications for the 2014 Citizens Academy which begins April 2<sup>nd</sup> and runs for seven weeks, with a graduation ceremony on May 15<sup>th</sup>.

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

# Is New Smyrna Beach Future-Ready?

Join the conversation  
at a community forum

## Saturday, March 22

9 a.m. – 4 p.m. at the Brannon Center  
105 S. Riverside Dr., New Smyrna Beach

Cost: **FREE** / Lunch will be provided

- 8 a.m. Registration
- 9 a.m. – noon Featured speakers
- Noon – 3 p.m. Break out groups
- 4 p.m. Wrap up

For information or to RSVP,  
please call (386) 424-2132.

Charting our Course  
*NSB 2039!*

### Featuring nationally recognized futurist *Rebecca Ryan*

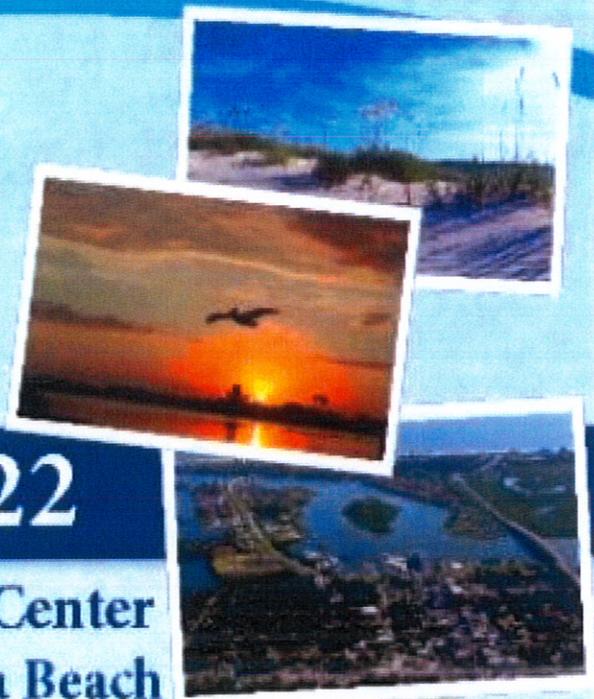
If you knew your community's future, how would you respond? In this fast-paced, dynamic keynote, futurist Rebecca Ryan shares:

- Four trends that will rock our community in the years to come
- Why NOW is the moment for action
- How smart communities are leveraging these trends and forcing disruptive changes to make their communities more engaging, responsive and attractive to current and future generations.

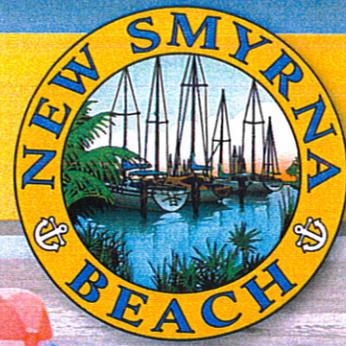
Part futurist, part economist, and always engaging, Rebecca Ryan is one of America's most influential thought leaders, helping cities and companies think around the corner to what's next. As part of the forum, Ryan will discuss trends affecting communities and businesses over the next 25 years.



Nationally  
recognized futurist  
*Rebecca Ryan*



# City of New Smyrna Beach, FL ANNUAL REPORT 2013



## Esther Street Beachfront Park opens

New Smyrna Beach's newest beachfront park opened in April 2013. With 45 spaces of off-beach parking, Esther Street Beachfront Park is just a few blocks north of one of Volusia County's most popular beach ramps – Flagler Avenue. The project also includes a playground, walking trails, pavilions, restroom facilities and a volleyball area.

Construction on the Esther Street Beachfront Park and Stormwater Improvements Project began in August 2012 and included drainage improvements to reduce flooding in the North Atlantic Avenue area and milling and resurfacing of the roadway along North Atlantic Avenue from Flagler Avenue to Crawford Road. The seawall was constructed and a dune walkover was built.

The total cost of construction was nearly \$1.6 million and was funded jointly by the County of Volusia and the City of New Smyrna Beach through the CRA, the City's stormwater fund, and the State of Florida Environmental Protection Agency. Additional CRA project highlights are on the back of this report.





## Message from the Mayor: We're on the move!



*Mayor Adam Barringer*

In the face of depressed economic conditions, the past four years have brought significant achievement and national recognition to the City of New Smyrna Beach. This progress is the result of collaboration, dedication to the City's vision by staff and leadership and the good stewardship of previous administrations. With this strong foundation, the future is very promising.

New Smyrna Beach has weathered the economic storm and will continue to be a leader in the recovery. Progress in commercial development, economic development and capital projects are indicators of the City's success in recent years. The improved business climate on Flagler Avenue and Canal Street has been spectacular. A number of these new or renovated businesses have benefited from Community Redevelopment Agency funding in partnership with Volusia County, as well as the City's new Arts Overlay District.

There also is economic development in other areas of our city. State Road 44 has seen significant building activity, much of which has benefitted from the City's expedited development permitting. Two new manufacturing businesses in our airport industrial area have people taking notice that we have a core of light industry in addition to our tourism and hospitality-related businesses.

Nearly 30 capital improvement projects have been funded by the City, Volusia County and the State of Florida through grant programs including the anticipated opening of our new boat ramp across U.S. 1 from the airport. Public Safety also has been a focus over the past few years with construction of new police and fire stations. Another fire station is scheduled for completion in 2014. Exciting upcoming projects include renovations to the Alonzo 'Babe' James Community Center and extensive improvements on the North Causeway.

New Smyrna Beach is a special place known for its history, art, beach and laid-back ambiance. The last four years have added many improvements, jobs and a focus on economic development, while maintaining the character of our neighborhoods. The challenge for future administrations and city leaders will be the protection of the Indian River Lagoon, the preservation of historical resources, continued improvements to our quality of life and the redevelopment of U.S. 1.

With a secure foundation, we are moving forward to craft a vision for New Smyrna Beach. Through citizen input, the City Commission and staff will develop a well rounded approach to continue to lead our city into the next 25 years.

## City Commission members

**Mayor**  
Adam Barringer

**Zone 1**  
Judy Reiker

**Zone 2**  
J.S. Grasty

**Vice-Mayor Zone 3**  
Jason McGuirk

**Zone 4**  
Kirk Jones

**City Manager**  
Pam Brangaccio

**Assistant City Manager**  
Khalid Resheidat

**City Attorney**  
Frank B. Gummey, III

**City Clerk**  
Johnny Bledsoe

*Provided as a public service by the City of New Smyrna Beach, FL.*

210 Sams Avenue  
New Smyrna Beach,  
FL 32168  
(386) 424-2100  
www.cityofnsb.com



## New Neighborhood Council

The inaugural meeting of the City's seven-member Neighborhood Council was held in September 2013. The Council provides advisory recommendations to the City Commission, Planning and Zoning Board, Historic Preservation Commission, or any other board in regard to neighborhood issues with city-wide implications.

The Neighborhood Council reports on concerns and interests of the residents in the neighborhoods and in the City as a whole and serves as a liaison between the City and the neighborhoods to assist the City with disseminating information on development proposals, initiatives and projects. The group also works to increase citizen participation in the governance of the City, encourages opportunities to increase neighborhood communication, interaction and problem solving, and serves in an advisory capacity on issues brought forth by the City Commission for its deliberation and recommendation.

As the City moves forward with its 2014 Visioning initiative, the Neighborhood Council is serving as the steering committee overseeing the process.



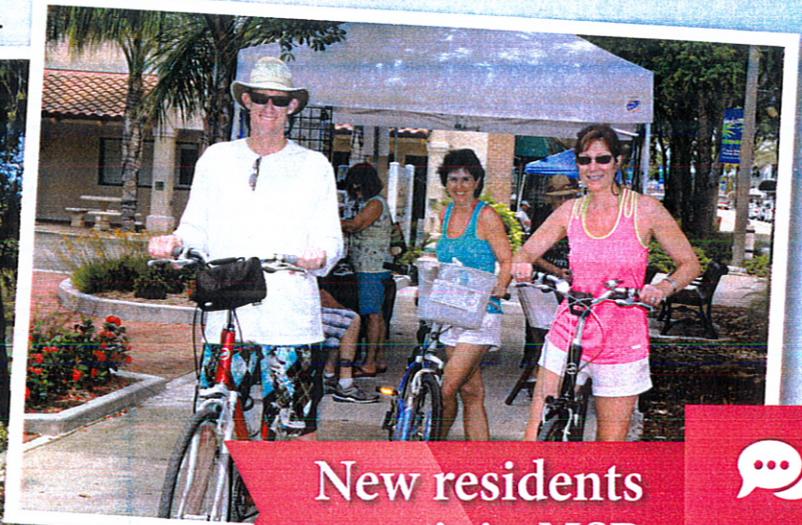


## Residents enjoy life in New Smyrna Beach!

During the summer of 2013, New Smyrna Beach residents had the opportunity to comment on what they feel is going well and what needs improvement. The University of Central Florida Institute for Social and Behavioral Sciences contacted City residents and employed similar methods as used in the 2009 Citizen's Survey.

- Overall, there was no change in the percentage of residents reporting they are "very" or "somewhat" satisfied with the overall quality of life. In both years, nearly 95 % reported being "very" or "somewhat" satisfied.
- 56 percent feel the city has done an "excellent" or "good" job managing local growth and development.
- Police and fire rescue again are listed as the two most important city services.
- 87 percent "agree strongly" or "agree" with the overall direction the City is taking.
- 72 percent "strongly agree" or "agree" the City welcomes citizen involvement and input.

For the complete report, visit [www.cityofnsb.com/ucfsurvey](http://www.cityofnsb.com/ucfsurvey).



New residents join NSB



In May 2013, the City began to square its boundaries in an effort to provide streamlined and efficient public services. Over the next 10 years, the City is seeking voluntary annexation of nearly 2,800 parcels along the City's western, northern and southern borders. As an incentive to property owners, annexation fees are being waived through 2014.

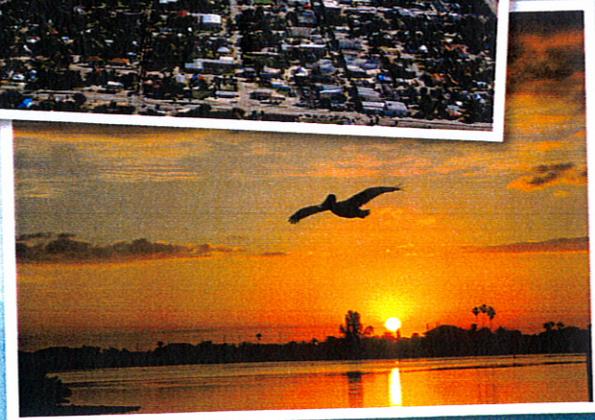
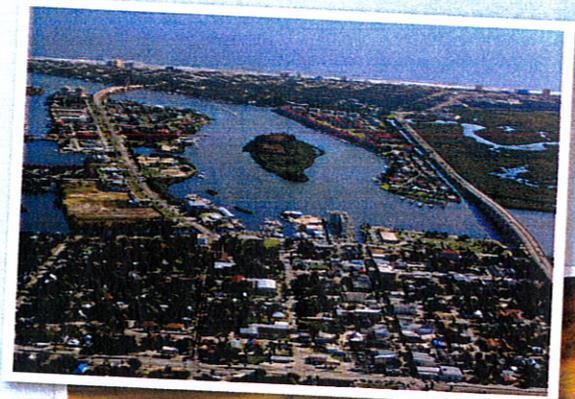
By the end of 2013, 147 properties in the unincorporated areas had begun the annexation process. For the next several years, City staff will continue to work with interested property owners to determine the best route of action for their property.



## Planning for the next 25 years

As New Smyrna Beach looks toward its future, the City is looking to its residents to chart a course toward NSB 2039. The City Commission discussed priorities at a 2013 end-of-year workshop.

In 2014, citizens began providing input on future city-wide priorities and identified issues of broad concern. Topics of discussion range from financial strategy to environmental protection to economic development, to name a few. Once priority issues have been identified, the City Commission will begin drafting the vision for the City's next 25 years.



Charting our Course  
NSB 2039!



# A busy year for building



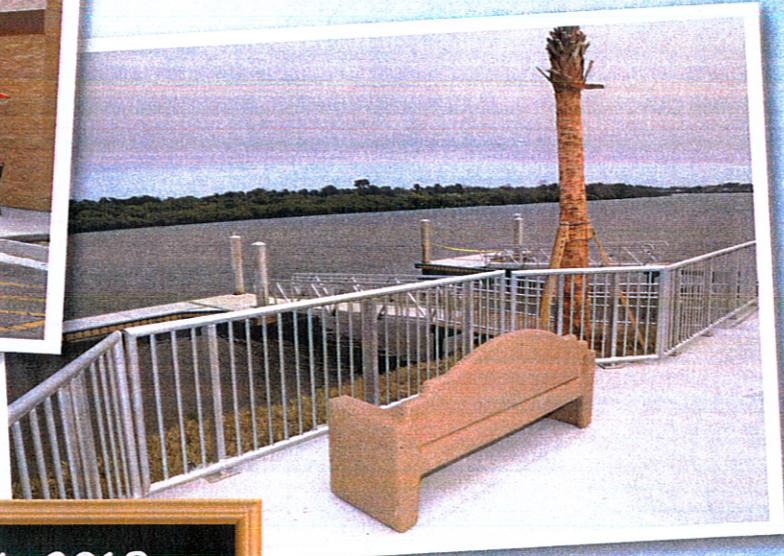
Mullinax Ford has opened on S.R. 44 just east of Colony Park Drive.



The new Central Fire Station at S.R. 44 and W. Canal Street is scheduled for completion in 2014.



At the former Wal-Mart building on S.R. 44, Big Lots now shares the renovated building with Firehouse Subs, Bealls Department Store and Vision Fitness 24.



The Swoope Boat Ramp is scheduled to open March 2014 at the intersection of U.S. 1 and South Street.

## On the drawing board 2014-2018

Several large-scale projects are on the drawing board for New Smyrna Beach.

### Capital Project

Brannon Center

### Budget

\$5,000,000

City Hall

\$1,307,000

5th Street Bridge

\$434,498

North Causeway Boat Ramp site improvements

\$407,500

Sports Complex Bleachers

\$375,000

Otter Lake Park

\$275,000





## Where the City's money comes from

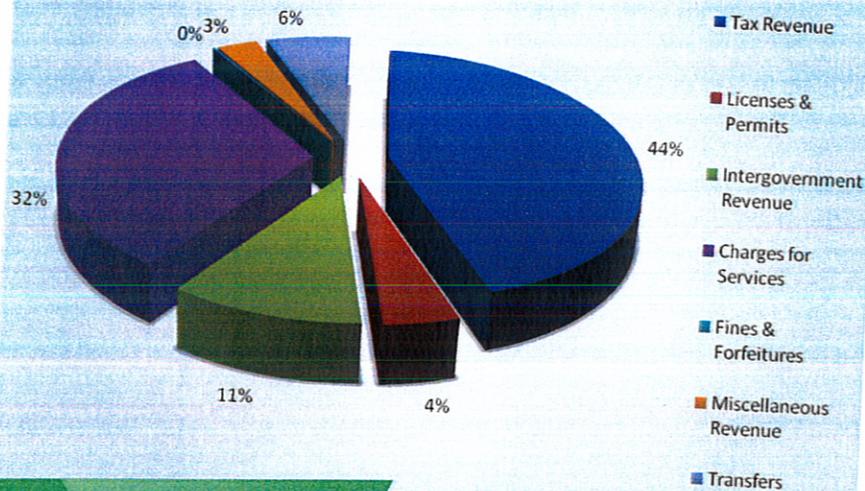
The City of New Smyrna Beach's revenues are derived from taxes, fees, charges for services, special assessments and grants.

### REVENUE SUMMARY

Tax Revenue	\$ 17,457,890
Licenses & Permits	1,672,160
Intergovernment Revenue	4,188,958
Charges for Services	12,470,913
Fines & Forfeitures	71,989
Miscellaneous Revenue	1,184,862
Transfers	2,465,893
	<b>\$ 39,512,665</b>

### 2012-13 ESTIMATED

#### Citywide Revenue Summary Fiscal Year 2013



## Where the City's money goes

Revenues are designated for various funds for projects as seen below. The general fund is the City's general operating fund.

### FUND SUMMARY

General Fund	\$ 20,304,566
Stormwater Fund	1,815,954
Special Law Enforcement Trust Fund	32,679
Airport Fund	3,118,633
Impact Fee Funds	413,805
Building & Inspection Fund	1,553,838
Community Redevelopment Agency Fund	1,912,631
Debt Service Fund	2,649,452
Capital Project Fund	3,852
Golf Course Fund	1,234,295
Sanitation Fund	5,012,250
Marina Fund	277,158
Fleet Fund	1,183,551
<b>Total Estimated Actuals</b>	<b>\$39,512,665</b>

### 2012-13 ESTIMATED

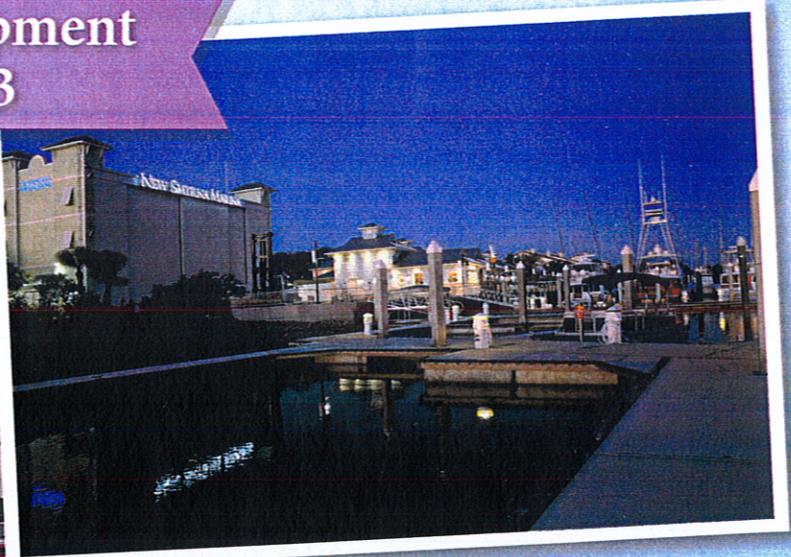
Each year the City publishes a Comprehensive Financial Report, which contains detailed information on the City's revenue and expenditures. Reports are available online at [www.cityofnsb.com](http://www.cityofnsb.com)



# Community Redevelopment Agency highlights 2013



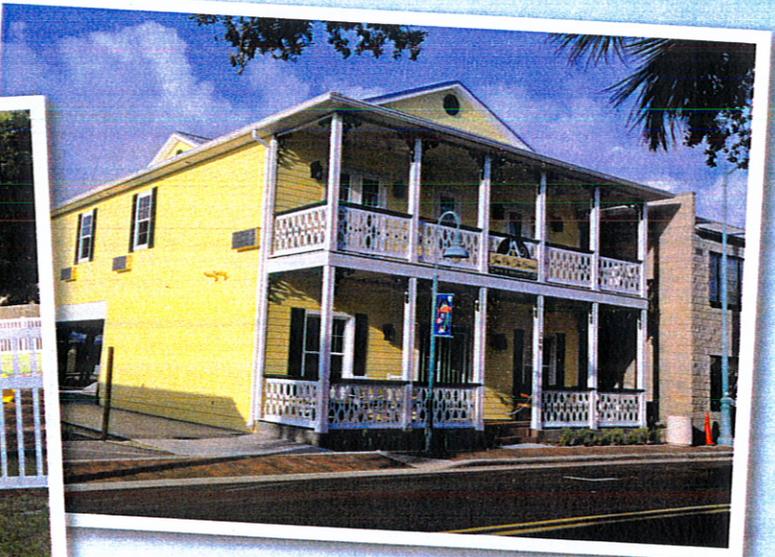
Renovation of spaces inside the Canal Street Center continues. A large vacant storefront for several years, the center can accommodate a variety of businesses on the high-traffic southeast corner of U.S. 1 and Canal Street.



New Smyrna Beach Harbor Marina has opened at 248 North Causeway. The mixed-use development includes 21 detached single family sites, with six under construction. The restaurant, fishing store, dock and boat storage opened in November 2013.



Improvements to the Mary Avenue Playground in the City's Historic Westside Community included restrooms, a pavilion, decorative fencing and new playground equipment. New Smyrna Beach and the County of Volusia also teamed on the Washington Street Streetscape project to enhance the roadway, pedestrian access, stormwater system and lighting.



A dilapidated, vacant house at 309 Flagler Avenue was purchased and demolished. The new owner received CRA grant funds to construct a new building, which is now open as a two-story, old Florida-style bed and breakfast inn.



Community Redevelopment Agency

As the City of New Smyrna Beach continues to develop the master plan for a new community redevelopment district, a series of community stakeholder meetings have been held to solicit input from area residents and businesses. The proposed CRA includes U.S. 1 from just north of the municipal airport to the southern city limits, the airport and the surrounding industrial area, the incorporated areas of the City's Historic Westside Community, the Canal Street Historic District including the area around Bert Fish Medical Center, a portion of S.R. 44 to include the former K-Mart building, and contiguous residential areas.

## Planning for a new CRA



DBI Demolition  
120 N. Causeway

One Story Structure with foundation -	\$12,150.00
Asbestos Survey -	\$ 3,037.50 ((Asbestos Abatement will be determined after survey
Concrete slabs, walks & drives –	\$ 2,282.16
Concrete wall with footing –	\$ 2,950.00
Chain-link fence, wood fence, wood sign, parking lights,	
Concrete sign bases, concrete fountain, flag pole –	<u>\$ 2,135.25</u>
	\$ 22,554.91



## **Winkler, Sandy**

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**From:** Brangaccio, Pam  
**Sent:** Wednesday, February 26, 2014 10:31 AM  
**To:** Winkler, Sandy  
**Subject:** FW: News release: Federal flood zone changes affect NSB properties

[Add to the next CM report.](#)

**From:** City of NSB News  
**Sent:** Wednesday, February 26, 2014 7:34 AM  
**Subject:** News release: Federal flood zone changes affect NSB properties

**February 26, 2014**

### **News media contact:**

Kyle Fegley, city engineer

386.424.2168

### NEWS FOR IMMEDIATE RELEASE

## **Federal flood zone changes affect NSB properties**

Many New Smyrna Beach properties no longer are required to carry flood insurance as a result of the Biggert-Waters Flood Insurance Reform Act enacted by the federal government July, 2012. That's because the Federal Emergency Management Agency (FEMA) has revised base flood elevation maps. While that's a bit of good news, some property owners are required to carry flood insurance for the first time.

"We want to make sure our residents are aware of changes on the new Flood Insurance Rate Maps (FIRM)," said New Smyrna Beach city engineer Kyle Fegley.

With new FIRM maps in effect as part of the federal legislation, hundreds of homes in Venetian Bay, Promenade Parke and other areas of the city are removed from special flood hazard areas (SFHA), Fegley said. Property owners no longer are required to purchase flood insurance if their mortgage is tied to a federally funded loan.

However, a few small sectors of the city – currently not in a floodplain – are required to carry flood insurance based on the new maps, Fegley added. For example, Live Oak and Magnolia streets from 2<sup>nd</sup> Street to Canal Street previously were not in a flood hazard area but are on the new maps.

“Properties affected will be grandfathered from previously established elevations until the property is sold or the current property owner lets their insurance policy lapse,” Fegley said. “Properties added to the flood hazard maps will be eligible for the preferred risk policy rate as part of the grandfathering process.”

Properties located in SFHA zones A/AE and VE are affected by the Act, Fegley said. The City is encouraging home and business owners to contact their insurance agent to determine if their policy will be affected.

In July 2012, the U.S. Congress passed the Biggert-Waters Flood Insurance Reform Act to change the way the National Flood Insurance Program (NFIP) is run. Key legislative provisions require the NFIP to raise rates to reflect true flood risk, make the program more financially stable, and change how FIRM updates impact policyholders, according to a FEMA website.

For more information on the Act, please log on to <http://www.fema.gov/flood-insurance-reform-act-2012>.

-30-



Federal Emergency Management Agency  
Washington, D.C. 20472

The Honorable Adam Barringer      FEB 18 2014  
Mayor, City of New Smyrna Beach  
210 Sams Avenue  
New Smyrna Beach, FL 32168

Case No:            10-04-3157V  
Community:        City of New Smyrna Beach, FL  
Community No.:   125132  
Effective Date:    February 20, 2014  
LOMC-VALID

Dear Mayor Barringer:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated February 19, 2014 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

Enclosure

cc:      Kyle Fegley, Floodplain Administrator  
         Pam Brangaccio, City Manager  
         LOMC Subscription Service Subscribers  
         Community Map Repository

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NEW SMYRNA, FL**

Case No: 10-04-3157V

Community No.: 125132

February 20, 2014

<u>Case No.</u>	<u>Date Issued</u>	<u>Identifier</u>	<u>Map Panel No.</u>	<u>Zone</u>
02-04-7632A	08/16/2002	LOT 25B, BLOCK Z, FUQUAY & ROGER'S SUBDIVISION - 3609 SAXON DRIVE	12127C0544H	X
02-04-7594A	09/13/2002	PART OF LOTS 98 & 113, CORONADO SHORES UNIT NO. 6 - 105 OCEAN DRIVE	12127C0541H	X
02-04-9372A	11/01/2002	LOT 11, BLOCK 1, TRUDEGEON'S RE- SUBDIVISION - 318 TRUDEGEON DRIVE	12127C0540H	X
03-04-2582A	03/06/2003	LOTS 30 & 31, INLET VILLAS - 2100 VILLA WAY	12127C0541H	X
03-04-4466A	04/14/2003	LOT 7, SPYGLASS S/D - 2022 SPYGLASS LANE	12127C0541H	X
03-04-4380A	04/17/2003	LOT 16, INDIAN RIVER PLANTATION ESTATES, UNIT 2 - 731 GREEN ROAD	12127C0540H	X
03-04-8090A	08/14/2003	427 SWEET BAY AVENUE	12127C0540H	X
03-04-9554A	10/06/2003	UNITS 105 - 108, GOLF VILLAS AT TURNBULL BAY I, A CONDO - TURNBULL VILLAS CIRCLE	12127C0540H	X
04-04-A662A	10/04/2004	A.W. BARR'S SUBDIVISION (NEWPORT SOUND APARTMENTS)	12127C0543H	X
06-04-BU33A	08/15/2006	ANDREWS SUBDIV, BLOCK 7, LOTS 40 & A PORTION OF 41 -- 708 SOUTH RIVERSIDE DRIVE	12127C0543H	X
06-04-C645A	12/07/2006	VENETIAN BAY PHASE 1A, LOTS 21- 63, 73-77, 82-137	12127C0516H	X
07-04-1679A	02/08/2007	TIFFANY HOMES AT VENETIAN BAY PH 1-B, LOTS 1-92 & Tract E - Rec AREA	12127C0517J	X
07-04-0923A	03/15/2007	VENETIAN BAY, PHASE 1A, LOTS 138- 189	12127C0516H	X

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NEW SMYRNA, FL**  
**Case No: 10-04-3157V** **Community No.: 125132**  
**February 20, 2014**

<u>Case No.</u>	<u>Date Issued</u>	<u>Identifier</u>	<u>Map Panel No.</u>	<u>Zone</u>
07-04-3809A	07/26/2007	VENETIAN BAY PHASE 1B, UNIT 1, LOTS 1-21 & UNIT 2, LOT 20	12127C0516H	X
07-04-5431A	08/30/2007	ASSESSOR'S SUBDIV OF THE ROBERT WALKER GRANT, A PORTION OF LOTS 90 & 101 -- 109 ESTHER STREET	12127C0542H	X
07-04-6302A	11/06/2007	THE PALMS AT MINORCA -- 261, 263 & 265 MINORCA BEACH WAY & 2601 NORTH PENINSULA AVENUE	12127C0533H 12127C0541H	X
07-04-6549A	11/20/2007	VENETIAN BAY PHASE 1B, U1, LOTS 199-258 & U2, LOTS 48-117, 128-139, 150-161, 173-181 & 194-199	12127C0517J	X
08-04-0665A	01/08/2008	INLET NEW SMYRNA, BUILDINGS N-R & THE CLUBHOUSE -- 2700 NORTH PENINSULA AVENUE	12127C0533H	MULTIPLE
08-04-0665A	01/08/2008	INLET NEW SMYRNA, BUILDINGS N-R & THE CLUBHOUSE -- 2700 NORTH PENINSULA AVENUE	12127C0541H	MULTIPLE
08-04-3158A	03/25/2008	THE INLET AT NEW SMYRNA, BUILDINGS N-R & THE CLUBHOUSE -- 2700 NORTH PENINSULA AVENUE	12127C0533H	X
08-04-3158A	03/25/2008	THE INLET AT NEW SMYRNA, BUILDINGS N-R & THE CLUBHOUSE -- 2700 NORTH PENINSULA AVENUE	12127C0541H	X
08-04-1518A	05/22/2008	ISLES OF SUGAR MILL, LOTS 21-28 & 63-87	12127C0540H	X
08-04-1519A	05/22/2008	LANDINGS AT SUGAR MILL, VARIOUS BLOCKS, VARIOUS LOTS	12127C0540H	X
08-04-4419A	07/17/2008	VENETIAN BAY PHASE 1B, UNITS 1-3, VARIOUS LOTS & PHASE 2, UNIT 1, LOTS 18, 19, 31-34 & 68-78	12127C0516H	X

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NEW SMYRNA, FL**  
**Case No: 10-04-3157V** **Community No.: 125132**  
**February 20, 2014**

Case No.	Date Issued	Identifier	Map Panel No.	Zone
08-04-4419A	07/17/2008	VENETIAN BAY PHASE 1B, UNITS 1-3, VARIOUS LOTS & PHASE 2, UNIT 1, LOTS 18, 19, 31-34 & 68-78	12127C0517J	X
08-04-3550A	08/07/2008	CORONADO TOWERS CONDOMINIUM -- 705 NORTH ATLANTIC AVENUE (FZC)	12127C0542H	X
09-04-1344A	12/22/2008	LOT 25, CITRUS MANOR SUBDIVISION - 714 JANE AVENUE	12127C0541H	X
09-04-1944A	04/16/2009	LAKWOOD TERRACE, LOT 27 -- 523 NATURE CREEK LANE	12127C0540H	X
09-04-3282A	04/30/2009	PN: 43-17-33-06-00-0723, NSB REGIONAL IN SECTION 24, T17S, R33E -- 1910-1980 STATE ROAD 44	12127C0540H	X
09-04-3621A	05/12/2009	SUGAR MILL COUNTRY CLUB AND ESTATES, UNIT VI, LOT 25 -- 965 CLUB HOUSE BLVD	12127C0540H	X
09-04-6095A	08/27/2009	ANDREWS SUBDIV, BLOCK 5, LOT 26 - - 502 SOUTH RIVERSIDE DRIVE	12127C0543H	X
10-04-1116A	11/24/2009	LOT 11, NEW SMYRNA BRIDGE & INVESTMENT COMPANY SUBDIVISION - 1114 NORTH PENINSULA AVENUE	12127C0542H	X
10-04-2917A	05/25/2010	LAKWOOD TERRACE, LOTS 3-6, 16- 26, 28-47, 66-73 -- NATURE CREEK, PHILLIPS CREEK LN & CONSERVATION CT	12127C0540H	X
10-04-7115A	07/30/2010	LOT 16, NEW SMYRNA BRIDGE AND INVESTMENT COMPANY SUBDIVISION - 1104 NORTH PENINSULA AVENUE	12127C0542H	X

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NEW SMYRNA, FL**  
**Case No: 10-04-3157V** **Community No.: 125132**  
**February 20, 2014**

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10-04-8413A	10/21/2010	WARMACK'S SUBDIVISION, BLOCK C, LOTS 1-6 -- 500 TURNBULL BAY ROAD, BLDGS 1-4 & 6-8	12127C0540H	X
11-04-5991A	08/09/2011	THE WATERMARK CONDOMINIUM -- 401 NORTH ATLANTIC AVENUE	12127C0542H	X
11-04-8043A	10/20/2011	NORTH CAUSEWAY SUBDIVISION, BLOCK 1, PORTION OF LOTS 6 & 7 -- 111 NORTH CAUSEWAY	12127C0543H	X
12-04-2874A	02/16/2012	LOT 28, TURNBULL BAY COUNTRY CLUB ESTATES SUBDIVISION - 2812 TURNBULL COVE DRIVE	12127C0528H	X
12-04-3584A	03/27/2012	THE HOWARD SUBDIVISION, PORTION OF LOTS 2 & 3 -- 1147 NORTH DIXIE FREEWAY	12127C0541H	X
12-04-4999A	05/31/2012	COUNTRY CLUB CHALETs, BUILDING 20 -- 20 COUNTRY CLUB DRIVE	12127C0540H	X
12-04-4999A	05/31/2012	COUNTRY CLUB CHALETs, BUILDING 20 -- 20 COUNTRY CLUB DRIVE	12127C0543H	X
12-04-5636A	06/26/2012	NEW SMYRNA BRIDGE AND INVESTMENT CO., LOTS 12 & 13 -- 1112 NORTH PENINSULA AVENUE	12127C0542H	X
12-04-5588A	06/28/2012	THE HOWARD SUBDIVISION, LOTS 7 & 8 -- 1161 NORTH DIXIE FREEWAY	12127C0541H	X
12-04-5166A	07/12/2012	NSB MEDICAL PLAZA -- 161 NORTH CAUSEWAY	12127C0541H	X
12-04-5166A	07/12/2012	NSB MEDICAL PLAZA -- 161 NORTH CAUSEWAY	12127C0543H	X
12-04-5570A	08/23/2012	COUNTRY CLUB CHALETs, BLDGS 1- 19, 26-31, & CLUBHOUSE -- COUNTRY CLUB DRIVE	12127C0540H	X

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NEW SMYRNA, FL**  
**Case No: 10-04-3157V** **Community No.: 125132**  
**February 20, 2014**

Case No.	Date Issued	Identifier	Map Panel No.	Zone
12-04-8225X	10/16/2012	COUNTRY CLUB CHALETS, BLDGS 1-19, 26-31, & CLUBHOUSE -- COUNTRY CLUB DRIVE	12127C0540H 12127C0543H	X
13-04-0841A	11/08/2012	LOT 2-7, BLOCK 2, L.D. BUCK'S SUBDIVISION - 1830 STATE ROAD 44	12127C0540H	X
13-04-8478A	12/24/2013	ATLANTIC HEIGHTS SUBDIVISION, BLOCK 4, LOTS 11-13 -- 4207 SOUTH ATLANTIC AVENUE	12127C0563H	X



# City of New Smyrna Beach

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February 25, 2014

MEMBERS OF THE NEIGHBORHOOD COUNCIL  
New Smyrna Beach, Florida

THIS SHALL SERVE AS YOUR OFFICIAL NOTIFICATION of the regular meeting of the NEIGHBORHOOD COUNCIL on THURSDAY, February 27, 2014 at 6:00 P.M., at the **City Commission Chambers**, New Smyrna Beach, Florida, for consideration of the following:

ROLL CALL

APPROVAL OF MINUTES

Approval of the minutes of the January 23, 2014 regular meeting

NEW BUSINESS

- A. 2014 City-wide Visioning Process – Citizen Survey Results
- B. Establishment of Regular Meeting Dates and Times

COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

REPORTS AND COMMUNICATIONS BY THE STAFF

ADJOURNMENT

Respectfully,

Gail Henrikson, AICP  
Planning Manager

cc: Mayor and City Commissioners  
City Manager  
City Clerk  
City Attorney  
Planning Manager  
Members of the Press

Pursuant to Florida Statutes 286.01015, if an individual decides to appeal any decision made by the Neighborhood Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

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:

Ursula Moccia, Administrative Specialist II  
City of New Smyrna Beach  
210 Sams Avenue  
New Smyrna Beach, FL 32168  
(386) 424-2132

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**NEIGHBORHOOD COUNCIL MEETING MINUTES  
JANUARY 23, 2014  
PARKS AND RECREATION PORTABLE  
1000 LIVE OAK STREET, NEW SMYRNA BEACH, FLORIDA**

Gail Henrikson called the meeting to order at 6:00 p.m.

Answering to roll call:

Novell Clearie  
Martha Skinner  
Jim Russell  
Barbara Wright

Susan Ellis had resigned. Michael Eader had passed away. Peggy Rivers was absent, excused.

Also present was Gail Henrikson, Planning Manager.

**APPROVAL OF SEPTEMBER 26, 2013 REGULAR MEETING MINUTES**

**Motion by Mr. Russell, seconded by Ms. Skinner, to approve the minutes of the regular meeting held September 26, 2013. Motion passed unanimously on a voice vote.**

**OVERVIEW OF 2014 CITY-WIDE VISIONING PROCESS**

Ms. Henrikson updated the Board and discussed the upcoming city-wide visioning process, which was kicked off in January 2014. Ms. Henrikson stated that staff had collected over 200 surveys at the January 18<sup>th</sup> Home Expo on Canal Street. Ms. Henrikson also updated the Board on the future events at which the City would be providing surveys for the public to complete.

Ms. Henrikson stated that the initial responses indicated a split between issues of importance for residents versus non-residents or part-time residents. Ms. Henrikson stated that permanent residents tended to focus more on economic development issues while part-time residents and visitors believed the City should focus on environmental and recreational issues.

The Board continued to discuss strategies for increasing the number of citizen survey responses.

The Board also requested information at their next meeting regarding the percentage of parking land in the City versus population.

NEIGHBORHOOD COUNCIL REGULAR MEETING MINUTES  
JANUARY 23, 2014

43 **ESTABLISHMENT OF REGULAR MEETING DATES AND TIMES**

44 The Board agreed to hold their next meeting on February 27, 2014.

45

46 **COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD**

47 Jim Russell discussed the concept of protecting the area east of Mission Road/Wallace  
48 Road from over development. He encouraged the City to place new development and  
49 higher densities west of that area.

50

51 **COMMENTS AND COMMUNICATIONS BY THE STAFF**

52 None.

53

54 **ADJOURNMENT**

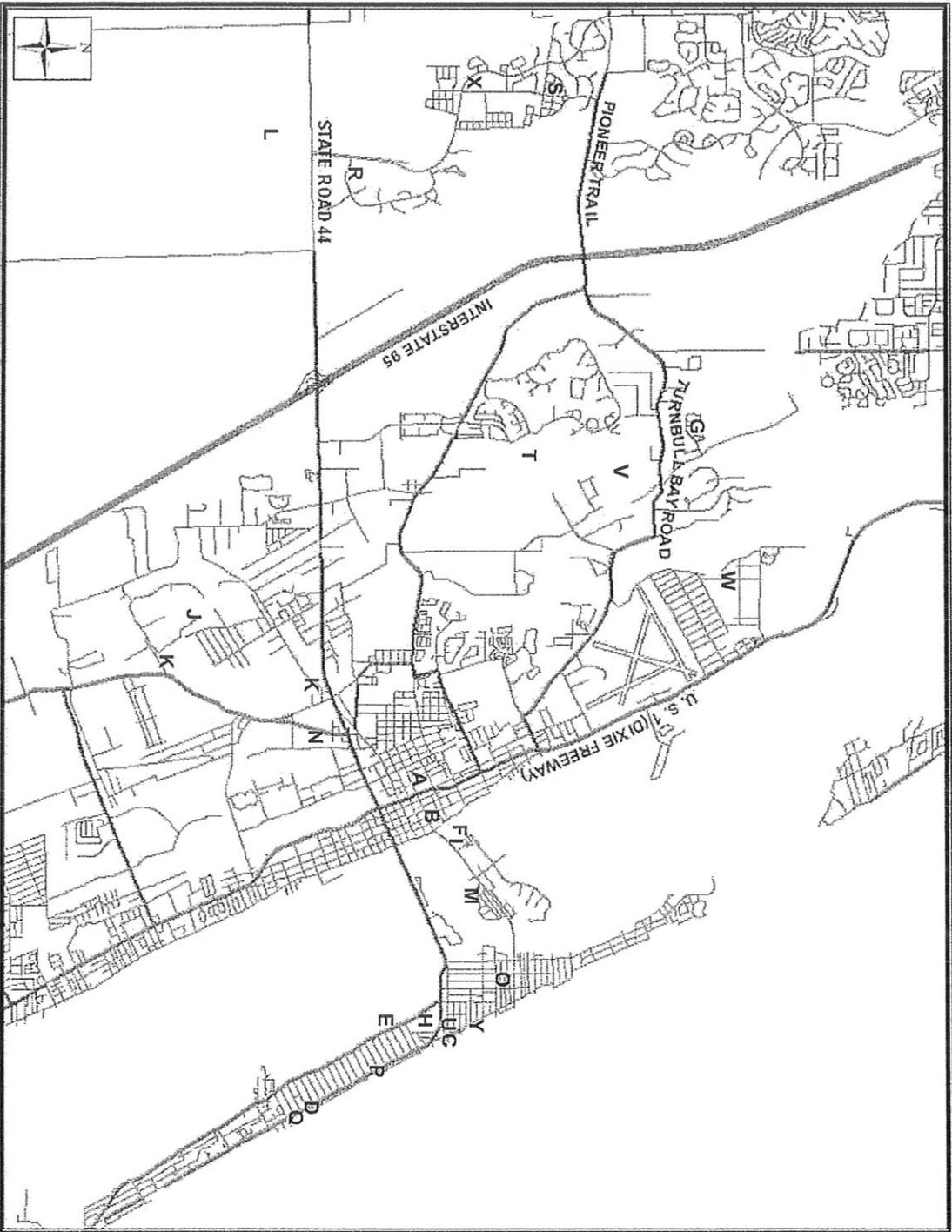
55 **Motion by Ms. Wright, seconded by Ms. Skinner, to adjourn the meeting.** The  
56 meeting adjourned at 6:30 p.m.

# CITY OF NEW SMYRNA BEACH DEVELOPMENT ACTIVITY REPORT



## MARCH 2014

<http://www.cityofnsb.com/index.asp?nid=264>



**RESIDENTIAL PROJECTS  
MARCH 2014**

- A. 545 Washington Street
- B. Alba Court ALF
- C. Beach Condominium
- D. Buena Ventura Condominium
- E. Callalisa Creek Vistas
- F. Causeway Landings
- G. Florida Days PUD, Phase II
- H. Hog Eye Camp Road Square PUD
- I. Isola Bella Condo
- J. Kirvis Cove
- K. Lakeview East Apartments
- L. Landmar/South Village
- M. Marina Bay
- N. Mission Bay
- O. Nejma's
- P. Pelican Condominium
- Q. Community Building
- R. Penthouse Condominium
- S. Portofino Estates, Phase II
- T. Promenade Park Replat
- U. Rolling Hills
- V. Smyrna Lofts
- W. Sugar Mill Estates II PUD
- X. Turnbull Estates Residential
- Y. Venetian Bay Town Center, Building 2
- Waterford Condominium

# RESIDENTIAL DEVELOPMENT PROJECTS

MARCH 2014

 = addition to the development activity report

 = change of status to a particular project

 = currently active projects

MAP ID	Project	Location	Description	Status					Vested (Y/N) Vesting Expiration Date	Comments
				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued	
A	545 Washington Street	north side of Washington Street, between Dimmick Street and Sheldon Street	renovation of 2 existing single-family detached residential units and construction of a new residential duplex, with associated infrastructure and site improvements	X	X					VESTED site plan expires 5/9/14  APPROVED applicant has not yet applied for building permits Project on hold pending completion of design guidelines
B	Alba Court	115 Washington Street	3-story assisted living facility containing 65 beds, with associated infrastructure improvements	X	X					VESTED site plan expires 1/05/15  APPROVED applicant has not yet applied for building permits SITE PLAN EXTENDED UNDER HB 1752
C	Beach Condominium	1207 Hill Street	8-story multi-family residential condominium containing 6 units, with associated infrastructure and site improvements	X	X	X	X			VESTED building permit and site plan will expire 12/31/14  UNDER CONSTRUCTION last inspection 6/17/13 building permit extended to 12/31/14
D	Buena Ventura Condominium	southeast of the intersection of East 23rd Avenue and Hill Street	seven-story, 15-unit multi-family residential condominium building containing one level of parking, five levels of habitable space, one story of recreational facilities, a rooftop deck and associated infrastructure improvements	X						NOT VESTED site plan expired 02/02/08  in litigation

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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection		
E	Callalisa Creek Vistas	west side of Saxon Drive, between East 7th Avenue and East 9th Avenue	7-lot single-family detached subdivision, with associated infrastructure improvements	X	X				VESTED final plat recorded - no expiration	APPROVED applicant has not yet submitted applications for subdivision improvements
F	Causeway Landings	99 North Causeway	239 multi-family units and clubhouse facility, with associated infrastructure and site improvements	X					NOT VESTED site plan application expires 5/4/13	in litigation
G	Florida Days PUD, Phase II	east of Creekside Trail, north of Turnbull Bay Road	19 single-family lots on 24.83 acres, with associated infrastructure and site improvements	X					NOT VESTED subdivision plat application expires 7/5/14	PRC meeting scheduled for 3/7/14
H	Hog Eye Camp Road Square PUD	east and west sides of Saxon Drive, between East 3rd Avenue and East 9th Avenue	34 single-family lots, 150 multi-family residential units and 16,420 SF of commercial space, with associated infrastructure and site improvements	X	X				ZONING APPROVED NOT VESTED FOR CONCURRENCY	APPROVED applicant has not yet submitted site plan application for multi-family and commercial buildings
I	Kirvis Cove Preliminary Plat	south side of Swoope Drive, east of Bolton Road	3 single-family lots with associated infrastructure and site improvements	X	X				VESTED preliminary plat expires 10/06/14	APPROVED construction not begun SITE PLAN EXTENDED UNDER HB 1752

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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued		
J	Isola Bella Condo	north side of the North Causeway west of Quay Assisi	36 multi-family residential units clubhouse, and sales building, with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 5/2/14	PRC meeting held 1/3/14
K	Lakeview East Apartments	1800 Vics Way	22 multi-family senior residential units, with associated infrastructure and site improvements	X	X					VESTED site plan expires 12/8/15	APPROVED building permit on hold SITE PLAN EXTENDED UNDER HB 503
L	Landmar/South Village PUD	south of State Road 44, west of Interstate 95	1,999 single-family and multi-family units, with associated infrastructure and site improvements	X	X					ZONING APPROVED NOT VESTED FOR CONCURRENCY	amended and re-stated MDA approved by City Commission 10/11/11
M	Marra Bay	south side of the North Causeway, east of Boatyard Street	minor subdivision to create two duplex lots	X						NOT VESTED application expires 3/31/14	PRC meeting held 11/11/13
N	Mission Bay (formerly Peterson Groves)	40 single-family lots with associated infrastructure improvements	north side of Eslinger Road, immediately east of Lake Waterford Estates subdivision and west of Old Mission Road	X	X					NOT VESTED	Sketch plat approved by PIZ 5/1/06
O	Nelma's	3119 Flagler Avenue and 320 Jessamine Avenue	1 residential unit, with associated infrastructure and site improvements	X	X	X	X			VESTED site plan application expires 2/4/15	UNDER CONSTRUCTION

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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection			C.O. issued
P	Pelican Condominium Community Building	2401 South Atlantic Avenue	modification of the existing community building and office building to remove the second story and combine into one building	X	X	X	X			VESTED site plan expires 4/10/15	UNDER CONSTRUCTION
Q	Penthouse Condominium	east side of South Atlantic Avenue south of East 24th Avenue	9-story/multi-family residential building containing 8 units, with associated infrastructure and site improvements	X						Settlement agreement approved Rezoning approved 4/9/13 Applicant to submit new site plan application	
R	Portofino Estates, Phase II	east of Airport Road and north of State Road 44	11 single-family residential lots, with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 6/6/14	PRC meeting held 2/7/2014
S	Promenade Parke Replat	north of State Road 44, east of Airport Road, south of Pioneer Trail and west of Interstate 95	replat of a portion of the Promenade Parke subdivision to reduce the number of residential lots	X	X	X	X	X		VESTED plat not yet recorded	PRC meeting held 9/6/2013
T	Rolling Hills	south side of Mooneyham Drive, southwest of the intersection of Mooneyham Drive and Williams Road	102's single-family lots, with associated infrastructure improvements	X	X					NOT VESTED	PRC meeting scheduled for 1/3/14 for MDA P/Z approved sketch plat 4/9/08 - applicant has not submitted preliminary plat application

# RESIDENTIAL DEVELOPMENT PROJECTS

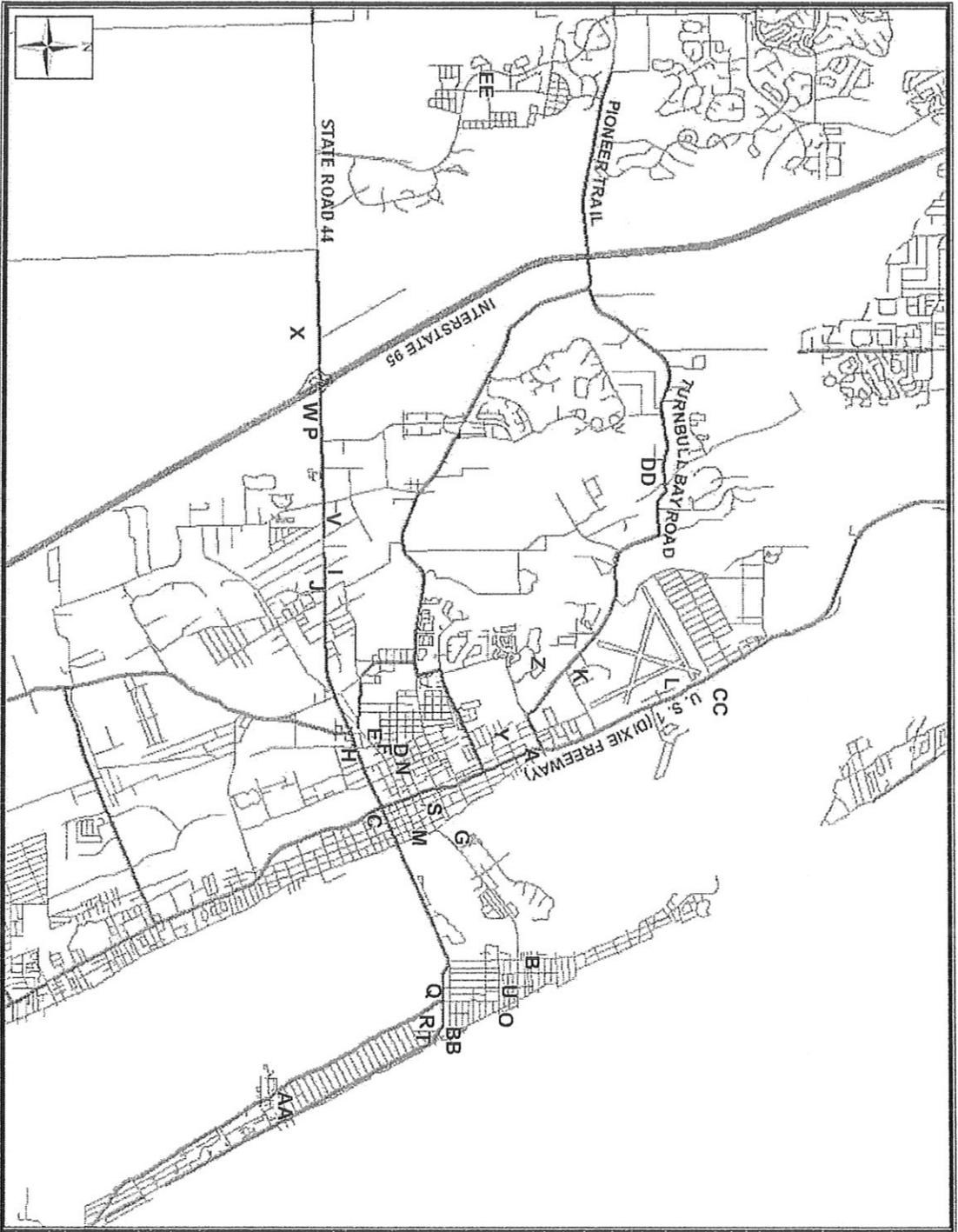
MARCH 2014

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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued	
U	Smyrna Lofts	northwest of the intersection of South Atlantic Avenue and East 3rd Avenue	12 multi-family residential units in a mixed-use building, with associated infrastructure and site improvements	X	X					VESTED site plan expires 05/09/14  APPROVED applicant has not yet submitted for building permits SITE PLAN EXTENDED UNDER HB 1752
V	Sugar Mill Estates II PUD	south of Turnbull Bay Road, west of Tonia Road	PUD rezoning to allow up to 104 single-family residences or 170 multi-family unit, with associated infrastructure and site improvements	X	X					ZONING APPROVED - NOT VESTED FOR CONCURRENCY  APPROVED City Commission approved on 1/11/11 - applicant has not yet submitted for plat review
W	Turnbull Estates Residential	between Art Center Boulevard to the north, North Street to the south, Nordman Avenue to the west and Auburn Avenue to the east	57 single-family lots adjacent to Fairmont Avenue and Chester Avenue, with associated infrastructure improvements	X	X					VESTED site plan expires 02/12/15  APPROVED applicant has not yet submitted for building permits SITE PLAN EXTENDED UNDER HB 1752
X	Venetian Bay Town Center, Building 2	northeast of Airport Road, south of Pioneer Trail, north of State Road 44	78 multi-family units in a 4-story mixed-use building	X	X	X	X			VESTED under construction - no expiration  Beach Club portion built. No permits issued for mixed use building
Y	Waterford Condominium (formerly Vizcaya Condo and Barcelona Condo-Hotel)	807 South Atlantic Avenue	19 multi-family units with associated site improvements and parking	X	X	X	X			VESTED under construction - site plan and building permit expire 12/31/14  under construction - last inspection 7/30/13; site plan change order approved 8/5/13; building permit extended to 12/31/14



**NON-RESIDENTIAL PROJECTS  
MARCH 2014**

- A. 1014 Faulkner Street
- B. 204 Flagler Avenue Restaurant
- C. 501 South Orange
- D. Babe James Expansion
- E. Bishop's Auto PUD Expansion
- F. Canal Street Professional Offices
- G. Causeway Landings
- H. Central Fire Station
- I. Colony Park Offices
- J. Coronado Office Park
- K. Crossmun-Henrickson Whse.
- L. DC-7 Grille
- M. Doug Wilson State Farm Addition
- N. Fiber Optics Facility
- O. Flagler Avenue Lifeguard Station
- P. Florida Hospital Medical Office Building
- Q. Garlic Restaurant Temporary Parking Lot
- R. Hog Eye Camp Road Square PUD
- S. Julia and Faulkner Parking Lot
- T. Lovett Office Building
- U. Nejma's
- V. New Smyrna Chevrolet PUD
- W. NSB Southeast Interchange
- X. Ocean Gate Commerce Center PUD
- Y. Padgett Warehouse Building
- Z. Ram-Air Expansion
- AA. Smores Ice Cream
- BB. Smyrna Lofts
- CC. Swoope Site Boat Ramp
- DD. Tonia Road Industrial
- EE. Venetan Bay Town Center, Building 2

# NON-RESIDENTIAL DEVELOPMENT PROJECTS

MARCH 2014

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MAP ID	Project	Location	Description	Status						Vested (Y/N)/Date Vesting Expires	Comments
				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. issued		
A	1014 Faulkner Street Temporary Parking Lot	1014 Faulkner Street	Temporary shell parking lot containing 8 parking spaces, with associated infrastructure and landscaping improvements	X	X					VESTED site plan expires 10/16/15	APPROVED applicant has not yet submitted for site plan approval
B	204 Flagler Avenue Restaurant	204 Flagler Avenue	612 SF addition for outdoor seating to convert an existing office and former coffee shop to a restaurant	X						NOT VESTED site plan application expires 7/5/14	PRC meeting scheduled for 3/7/14
C	501 South Orange Avenue	501 South Orange Avenue	3,052 SF medical building, with associated infrastructure and landscaping improvements	X	X	X	X			VESTED site plan expires 11/22/15	APPROVED applicant has not yet submitted for site plan approval
D	Babe James Community Center Expansion	201 North Myrtle Avenue	1,380 SF expansion to an existing 15,244 SF building with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 5/2/14	PRC meeting held 1/31/14
E	Bishop's Auto PUD Expansion	11111 Canal Street	approximately 2,100 SF office addition with associated parking, landscaping and infrastructure improvements	X						NOT VESTED site plan application expires 7/5/14	PRC meeting scheduled for 3/7/14

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				Under staff review	Approved site plan/pla	Pre-con meeting	Under construction	Final inspection		
F	Canal Street Professional Offices	northeast corner of Canal Street and North Duss Street	4,006 SF and 3,522 SF office buildings with associated parking, landscaping and infrastructure improvements	X					NOT VESTED site plan application expires 5/2/14	PRC meeting held 1/3/14
G	Causeway Landings Retail	99 North Causeway	approximately 20,000 SF of retail space in two buildings, with associated parking, landscaping and infrastructure improvements	X					NOT VESTED site plan application expires 5/4/13	In litigation
H	Central Fire Station	south side of State Road 44, east of Mission Drive and west of Old Mission Road	16,985 SF fire station, with associated infrastructure and site improvements	X	X	X	X		VESTED site plan expires 1/22/15	UNDER CONSTRUCTION
I	Colony Park Offices	north side of State Road 44, east of Colony Park Road	4,785 SF office building, with associated infrastructure and site improvements	X					NOT VESTED site plan application expires 5/2/14	PRC meeting held 1/3/14
J	Coronado Office Park	south side of State Road 44, between Wildwood Drive and Wild Orange Drive	two 12,000-square foot medical building with associated infrastructure and site improvements	X	X				VESTED site plan expires 4/14/15	building permit ready to be issued SITE PLAN EXTENDED UNDER HB 7207
K	Croasmun-Henrickson Warehouse	west side of Industrial Drive, north of Industrial Park Avenue, west of U. S. 1	two office/storage buildings containing a total of 16,830 square feet and 15 units, with associated infrastructure and site improvements	X	X				EXPIRED	

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				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. issued		
L	D-C7 Grille	west side of U.S. 1, north of Industrial Park Avenue, on Aero Circle	conversion of a D-C7 airplane to a restaurant, with associated infrastructure and site improvements	X	X					VESTED site plan expires 7/8/2015	APPROVED applicant has not yet submitted for building permits
M	Doug Wilson State Farm Addition	207 Magnolia Street	347 SF addition with associated infrastructure and site improvements	X	X					EXPIRED	
N	Fiber Optics Facility	southeast corner of Julia Street and Railroad Street	1,187 SF modular building, with associated infrastructure and site improvements	X	X					VESTED site plan expires 1/13/16	UNDER CONSTRUCTION
O	Flagler Avenue Fireguard Station	east of South Atlantic Avenue in the Columbus Avenue right-of-way	1,900 SF fireguard station, with associated infrastructure and landscaping improvements	X	X					VESTED site plan expires 1/13/16	APPROVED applicant has not yet submitted for building permits
P	Florida Hospital Medical Office Building	southeast quadrant of State Road 44 and Interstate 95	32,000 SF two-story medical office with associated infrastructure and landscaping improvements	X	X	X	X			VESTED site plan expires 10/15/15	UNDER CONSTRUCTION

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MAP ID	Project	Location	Description	Status					Vested (Y/N)/Date Vesting Expires	Comments
				Under staff review	Approved site plan/ple	Pre-con meeting	Under construction	Final inspection		
Q	Gaile Restaurant Temporary Parking Lot	southeast corner of Cooper Street and East 3rd Avenue	25-space temporary valet parking lot, with associated infrastructure and site improvements	X					NOT VESTED site plan application expires 3/31/14	PRC meeting held 1/14/13
R	Hog Eye Camp Road Square PUD	east and west sides of Saxon Drive, between East 3rd Avenue and East 9th Avenue	34 single-family lots, 150 multi-family residential units and 16,420 SF of commercial space, with associated infrastructure and site improvements	X	X				ZONING APPROVED - NOT VESTED FOR CONCURRENENCY	APPROVED applicant has not yet submitted for site plan approval
S	Julia and Faulkner Streets Parking Lot	southeast of the intersection of Julia Street and Faulkner Street	36 parking spaces with associated landscaping and infrastructure improvements	X	X				EXPIRED	
T	Lovett Office Building	southeast of the intersection of South Atlantic Avenue and Southard Avenue	904 SF office building with associated infrastructure and site improvements	X	X	X	X		VESTED site plan expires 2/28/14	UNDER CONSTRUCTION
U	Neimais	319 Flagler Avenue and 320 Jeessamine Avenue	1,634 SF retail expansion, with associated infrastructure and site improvements	X	X	X	X		VESTED site plan expires 2/4/15	UNDER CONSTRUCTION

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				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection			C.O. issued
V	New Smyrna Chevrolet PUD	northwest corner of Timberlane Drive and State Road 44	34,368 SF automobile dealership, with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 7/5/14	PRC meeting scheduled for 3/7/14
W	NSB Southeast Interchange Final Plat	southeast quadrant of State Road 44 and Interstate 95	6-lot commercial subdivision with associated infrastructure and stormwater improvements	X	X	X	X			VESTED final plat recorded - no expiration	final plat recorded 09/05/07 Certificate of Completion has not been issued for subdivision improvements
X	Ocean Gate Commerce Center PUD	southwest quadrant of Interstate 95 and State Road 44	PUD rezoning for 188 acres to allow approximately 975,000 SF of commercial and industrial uses	X	X					ZONING APPROVED - NOT VESTED FOR CONCURRENCY	APPROVED applicant has not yet submitted for building permits
Y	Padgett Warehouse Building	814 Turnbull Street	4,800 SF warehouse building with associated infrastructure and landscaping improvements	X	X					VESTED site plan expires 12/18/14	APPROVED applicant has not yet submitted for building permits

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				Under staff review	Approved site plan/plan	Pre-con meeting	Under construction	Final inspection			C.O. issued
Z	Ram-Air Expansion	1236 Turnbull Bay Road	4,500 SF addition to existing industrial building, with associated infrastructure and landscaping improvements	X	X					VESTED site plan expires 10/29/15	APPROVED applicant has not yet submitted for building permits
AA	Smores Ice Cream	3600 South Atlantic Avenue	Conversion of an existing residence to a take-out restaurant with associated infrastructure and landscaping improvements	X						NOT VESTED site plan application expires 4/5/14	PRC meeting held 12/6/13
BB	Smyrna Lofts Retail	northwest of the intersection of East 3rd Avenue and South Atlantic Avenue	4,356 SF of retail space, with associated site improvements	X	X					VESTED site plan expires 05/09/14	APPROVED applicant has not yet submitted for building permits SITE PLAN EXTENDED UNDER HB 1752
CC	Snoope Site Boat Ramp	east side of U.S. 1 north of Inlet Shores Drive and south of South Street	public boat ramp, with restroom facility, 50 parking spaces and other site improvements	X	X	X	X			VESTED site plan expires 9/26/14	UNDER CONSTRUCTION
DD	Tionia Road Industrial	west side of Tionia Road, south of Turnbull Bay Road, east of the FEC railway	17,925 SF industrial building with associated infrastructure and site improvements	X	X					VESTED site plan expires 09/19/14	APPROVED applicant has not yet submitted for building permits SITE PLAN EXTENDED UNDER HB 1752

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MAP ID	Project	Location	Description	Status						Vested (Y/N)/Date Vesting Expires	Comments	
EE	Venetian Bay Town Center, Building 2	east side of Airport Road, between Pioneer Trail and State Road 44	four-story mixed-use building containing approximately 51,333 square feet of commercial space on the first floor	Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. Issued		VESTED under construction - no expiration	Beach Club portion built. No permits issued for mixed use building



## **“Opportunity Site Grant Program”**

This application nominates the “Opportunity Site Grant Program” of the City of New Smyrna Beach Community Redevelopment Agency (CRA). The CRA is a partnership between Volusia County and the City of New Smyrna Beach, and is funded with that portion of County and City property tax revenue coming from the growth in the CRA district tax base since the district was formed in 1985. The CRA will sunset in 2015.

Problem Assessment: By state law, CRAs must operate according to a Master Plan, and the New Smyrna Beach CRA Master Plan was updated in 2010. At that time there were many vacant commercial spaces in the Canal Street area, the historic mainland “downtown” area, and the number was trending upward – from 9 in March 2009 to 17 in July 2010. Two months before the Opportunity Site Program was adopted (on August 23, 2011) there were 19 vacant spaces in the Canal St area, including two of the largest buildings on the street and a vacant corner lot where a building had burned down three years earlier.

Program Implementation: The new Master Plan listed a number of “Opportunity Sites” and mentioned that “Strategic incentives, partnerships and facilitation will be key to realizing their highest and best use.”

CRA staff prepared an “Opportunity Site” grant program description that was further developed by the CRA board. Program features include:

- The property that is the subject of the grant application must be specifically named in the Master Plan as an “Opportunity Site”, or

must be approved by the CRA and City Commission as an addition to the list of Opportunity sites. In order to be eligible for approval to be added to the list of sites, a site must be:

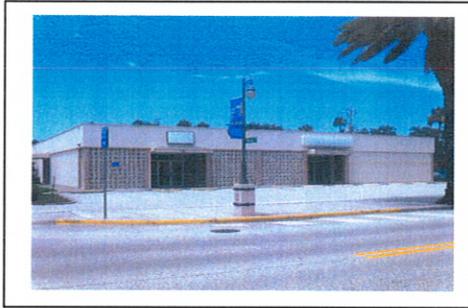
- A prominent site, one that is generally well-known;
  - A project that will provide a maximum and positive impact to the adjacent area and the CRA district as a whole.
- Each grant is awarded through a negotiated grant agreement. The amount of grant funding awarded is determined on a case by case basis, with the requirement that:
    - The funds are provided to build a new building or renovate an existing building. Funds are granted on a reimbursement basis, following the verification of payments and the submittal of other documents such as the certificate of occupancy and lien releases; and
    - The grantee receives 50% (or less) of the documented expenditure for approved items in the project budget. It is not unusual for the completed project to cost far more than the grant project, since the grants often do not cover the build-out costs for individual spaces to be leased.
- In addition to grant funding, the agreements cover a list of other requirements, including:
    - The proposed façade must comply with design guidelines.
    - Grant budgets are based on licensed contractor cost estimates.

- Properties must have:
  - A Phase I environmental site assessment, or provide acceptable related information
  - A concurrency analysis to ensure that there is capacity in various services to accommodate the project (road capacity, utility capacity, etc.)
  - A conceptual plan for the project
  - Information about the applicant, including the applicant's experience with this type of project
  - Extensive information regarding the financial capacity of the applicant to execute the project, including a letter of reference from a bank with which the applicant has an on-going relationship, and disclosure as to the financing of the project. The financing information and other sections of the application are reviewed by the Small Business Development Center at Daytona State College and must receive a favorable opinion.

The process for applicants in the program is as follows:

- When the application is submitted, staff and the CRA attorney negotiate a list of "deal points" with the applicant that are then presented to the CRA for approval.
- Once the deal points are approved, staff and the CRA attorney prepare a grant agreement following the approved "deal points". The agreement is presented to the City Commission for approval.

Tangible Results: Since the inception of the program there have been five Opportunity Site grants awarded and implemented, as follows (numbers are rounded):



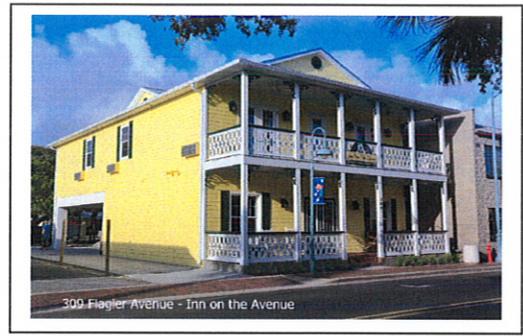
- Pennysaver Building: A new owner purchased this vacant building on Canal St for \$499,000, spent over \$1 million for renovations, and received \$400,000 in CRA grant funds.



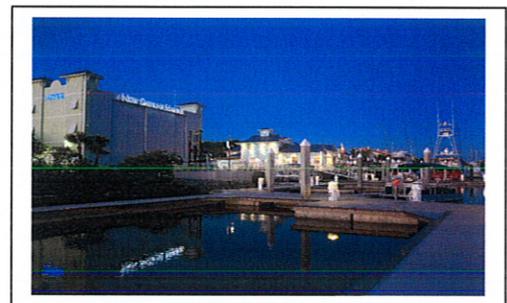
- The Badcock Building: A new owner purchased this vacant building on Canal St for \$580,500, spent over \$948,400 for renovations to date, and received \$474,200 in CRA grant funds.



- The J & J Building – on a corner lot on Canal St where a building had burned down 3 years earlier, this owner spent over \$584,400 and received \$281,322 in CRA grant funds. The new building was recently filmed in a Disney movie.



Inn on the Avenue – A new owner purchased this vacant building on Flagler Ave (beachside) for \$250,000. The building was demolished to build a bed and breakfast. The new owner spent over \$350,000, and received \$94,370 in CRA grant funds.



Outriggers Restaurant & Marina – A new owner purchased this property – a marina on the causeway between the Canal St and beachside areas that was built in the 1950's - for \$2 million, and over \$1 million has been spent in renovating the dock area and building a fishing store and restaurant. The restaurant building project received \$107,311 in CRA grant funds.

Lessons Learned: Collaboration and careful planning brought significant results for prominent properties, which have encouraged investment in adjacent properties! Working closely with the property owners and specifying what is needed in documentation for reimbursement is critical. In the Canal St. area, there are only two vacancies as of February, 2014.

## **Winkler, Sandy**

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**From:** City of NSB News  
**Sent:** Thursday, February 27, 2014 7:51 AM  
**Subject:** News release: NSB Citizens Academy begins April 12; applications available

**February 27, 2014**

### **News media contact:**

Pam Brangaccio, city manager

386.424.2108

### NEWS FOR IMMEDIATE RELEASE

## **NSB Citizens Academy begins April 2; applications available**

New Smyrna Beach residents may get a glimpse at the inner workings of their municipal government. The City of New Smyrna Beach is accepting applications for its 2014 Citizens Academy, which begins Wednesday, April 2.

The seven-session program runs through May 15 and offers interactive and hands opportunity for participants. Weekly topics include quality of life issues, capital projects, budgeting, public safety and utilities along with overviews of the departments that keep the City running daily. Sessions begin at 6 p.m. and are three-hours long.

“This program offers an up-close look at how we operate,” said New Smyrna Beach City Manager Pam Brangaccio. “Participants will get a good idea of what it takes to provide services to our residents while working to balance continued provision of community services with a reasonable tax rate for our residents.”

The program is free but is limited to 15 participants. Only New Smyrna Beach residents are eligible. Admission is first come, first served.

Applications are available at New Smyrna Beach City Hall, 210 Sams Avenue or on the City’s website [www.cityofnsb.com](http://www.cityofnsb.com).

The City has offered its Citizens Academy program since 2010.

For more information, please call (386) 424-2108.

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**PROGRAM SCHEDULE**

**April 2 (City Hall, 210 Sams Avenue)**

**Session 1: Welcome Participants**

*Introduction of Elected Officials*

*Administrative Offices*

*City Manager, City Clerk, Human Resources, Finance, Community Redevelopment & Economic Development, Municipal Airport*

City of New Smyrna Beach  
City Manager's Office  
210 Sams Avenue  
New Smyrna Beach, FL 32168

City of New Smyrna Beach  
City Manager's Office  
210 Sams Avenue  
New Smyrna Beach, FL 32168



**April 10 (Brannon Center, 105 S. Riverside Dr.)**

**Session 2: Quality of Life Issues**

*Recreation & Events, Sports Complex, City Marina, Golf Course, Planning, Building, Permitting, and Code Enforcement*

**April 17 (City Hall, 210 Sams Avenue)**

**Session 3:**

**Maintenance Operations & Capital Projects**

*Maintenance Operations: Streets & Stormwater, Fleet, Building Maintenance, Parks, Solid Waste & Recycling*

**April 24 (Police Dept., 246 Industrial Pk Ave.)**

**Session 4: Public Safety**

*Police Department*

**May 1 (Fire Department, 238 Industrial Pk Ave.)**

**Session 5: Public Safety**

*Fire Rescue and Emergency Management*

**May 8 (Utilities Commission, 200 Canal Street)**

**Session 6: Utilities Commission**

*Electric and Water Resources*

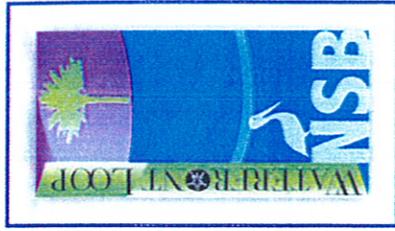
*\*This session is at 1 p.m. and will be a bus tour.\**

**May 15 (City Hall, 210 Sams Avenue)**

**Session 7: Graduation Ceremony**

City of New Smyrna Beach

**2014 CITIZEN'S  
ACADEMY**





## City of New Smyrna Beach 2014 Citizen's Academy

The New Smyrna Beach Citizen's Academy is an interactive civic and public information program designed for residents of New Smyrna Beach. The Academy is an opportunity for residents to learn more about City government and the services delivered. It is a seven-week program that provides insight on how local governments work, promotes open lines of communication and offers a clearer understanding of municipal government. Sessions are hosted by various City departments and the Utilities Commission.

Each weekly session begins at 6 p.m. and is approximately three hours long. Sessions are held at various locations, see the program schedule on the back of this brochure.

### Charting our Course: NSB 2039

The City of New Smyrna Beach is developing a 25-year vision using input provided by the community.

Please join us, March 22nd, 9 a.m. - 4 p.m.  
at the Brannon Center,  
105 S. Riverside Drive.



## Want to know more? Join the 2014 Citizen's Academy!

*Enrollment to the Citizen's Academy is limited to 15 residents on a first come, first registered basis.*

Applicants must be a resident of New Smyrna Beach to participate in the program.

**What questions do you have? We have answers!**  
**Do you wonder what it takes to meet service needs & maintain or reduce taxes?**  
**Join the Citizen's Academy!**

## 2014 CITIZEN'S ACADEMY PROGRAM

I am interested in participating in the Citizen's Academy Program. Please put my name on the list.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

If you are interested in participating in the New Smyrna Beach 2014 Citizen's Academy please complete this information and return it to:

City Manager's Office

210 Sams Avenue

New Smyrna Beach, FL 32168

Office (386) 424-2108

Fax (386)-424-2109

# Is New Smyrna Beach Future-Ready?

Join the conversation  
at a community forum

## Saturday, March 22

9 a.m. – 4 p.m. at the Brannon Center  
105 S. Riverside Dr., New Smyrna Beach

Cost: **FREE** / Lunch will be provided

- 8 a.m. Registration
- 9 a.m. – noon Featured speakers
- Noon – 3 p.m. Break out groups
- 4 p.m. Wrap up

For information or to RSVP,  
please call (386) 424-2132.

Charting our Course  
*NSB 2039!*

### Featuring nationally recognized futurist *Rebecca Ryan*

If you knew your community's future, how would you respond? In this fast-paced, dynamic keynote, futurist Rebecca Ryan shares:

- Four trends that will rock our community in the years to come
- Why **NOW** is the moment for action
- How smart communities are leveraging these trends and forcing disruptive changes to make their communities more engaging, responsive and attractive to current and future generations.

Part futurist, part economist, and always engaging, Rebecca Ryan is one of America's most influential thought leaders, helping cities and companies think around the corner to what's next. As part of the forum, Ryan will discuss trends affecting communities and businesses over the next 25 years.



Nationally  
recognized futurist  
Rebecca Ryan

