



City of New Smyrna Beach

CORONADO ISLAND NEIGHBORHOOD PLAN MEETING SATURDAY, FEBRUARY 7, 2015

AGENDA

1. **Registration** (9:00 – 9:30)
2. **Introductions / Purpose of the meeting** (9:30 – 9:45)
 - What are neighborhood plans, what the commissioned has prioritized, time line with objectives, the process
3. **Information Session City of NSB:** (9:45 – 10:15)
4. **Break** (10:15 – 10:30)
5. **Community Visioning Exercise:** (10:30 – 11:15)
 - Visioning Overview/Table Assignments
 - Draft Vision Statement
 - Identify top 5 priorities for the next 10 years
 - Wrap Up
6. **Break** (11:15 – 11:30)
7. **Team Brief** (11:30 – 12:15)
 - Table 1 outcome
 - Table 2 outcome
 - Table 3 outcome
 - Table 4 outcome
8. **Public Comments/Questions**
9. **Questions Next steps/wrap up/next meeting date** (12:15 – 12:30)
 - Send minutes of this meeting to all participants
 - Items to discuss at next meeting
 - Next meeting: March 14, 2015 Coronado Civic Center



City of New Smyrna Beach - www.cityofnsb.com

Coronado Island Neighborhood Kick Off Meeting

February 7, 2015



Welcome!

- **Introductions**
- **Refreshments**
- **Restrooms**
- **Info Packets**



Agenda

- **Registration**
- **Introductions / Purpose of the meeting**
- **Information Session City of NSB**
- **Break**
- **Community Visioning Exercise**
- **Break**
- **Team Brief**
- **Public Comments/Questions**
- **Wrap up**



The Purpose of a Neighborhood Plan

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



The Coronado Island Neighborhood Plan

Citizen Led - Staff Assisted

Planning Effort

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



Approximate Timeline

Coronado Island Neighborhood Plan

➔ February 7, 2015 - Kick Off Meeting

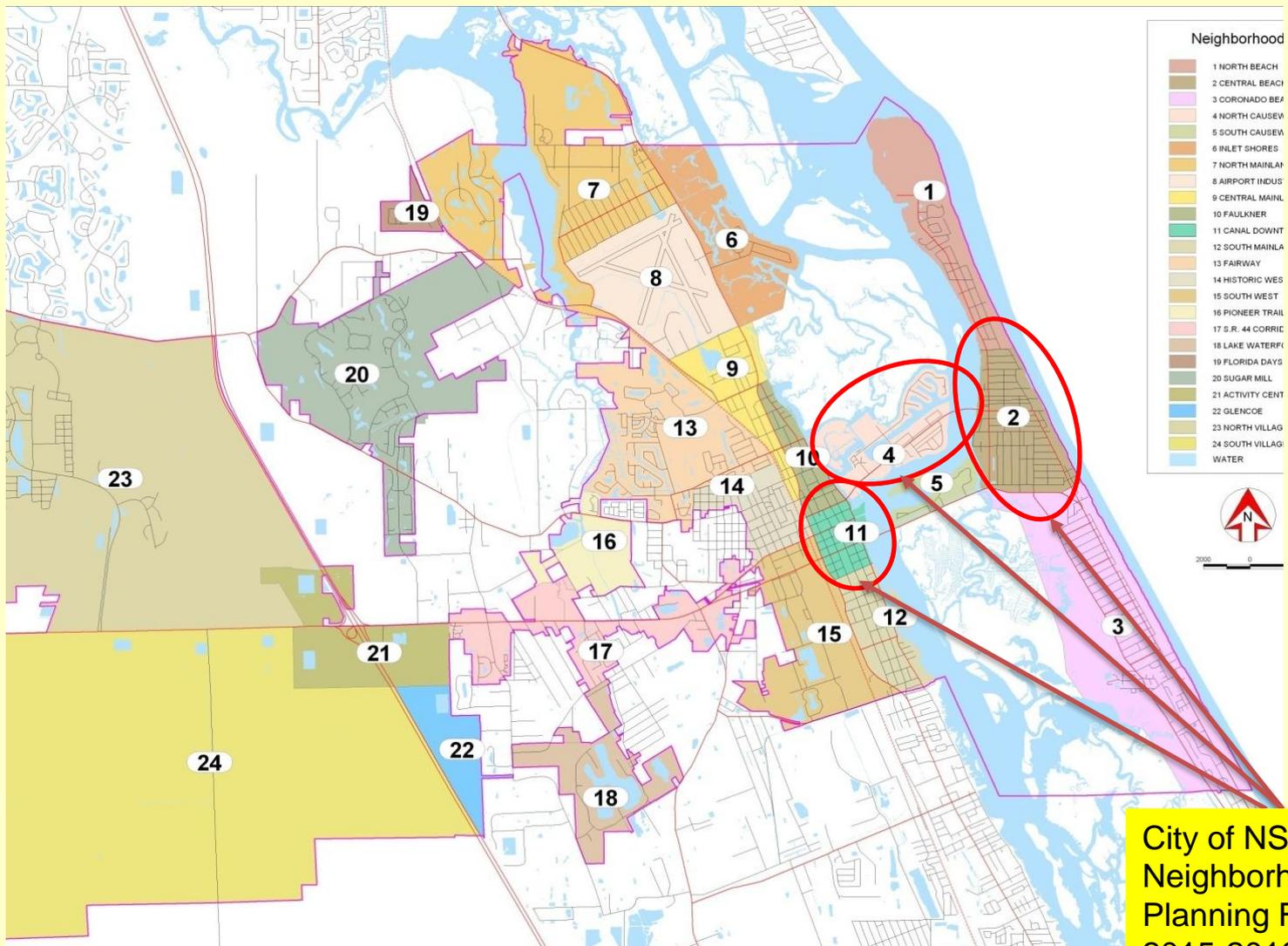
- March 14, 2015 - Second Neighborhood Meeting
- June 2015 - Third Neighborhood Meeting
- July-August 2015 – Neighborhood Council Reviews Neighborhood Plan



Approximate Timeline

Coronado Island Neighborhood Plan

- Aug-Sep 2015 – P&Z Board Reviews Neighborhood Plan
- Oct-Nov 2015 - Commission Reviews and Adopts Neighborhood Plan
- December 2015 - March 2016 – Neighborhood Council, P&Z Board and State Reviews Comp Plan and Zoning Amendments
- April – May 2016 Commission Reviews and Adopts Comp Plan and Zoning Amendments



City of NSB
Neighborhood
Planning Focus
2015-2016

NSB Neighborhoods

The City of New Smyrna Beach recognizes 24 distinct neighborhoods in its latest Comprehensive Plan.



New Smyrna Beach

Comprehensive Plan Language

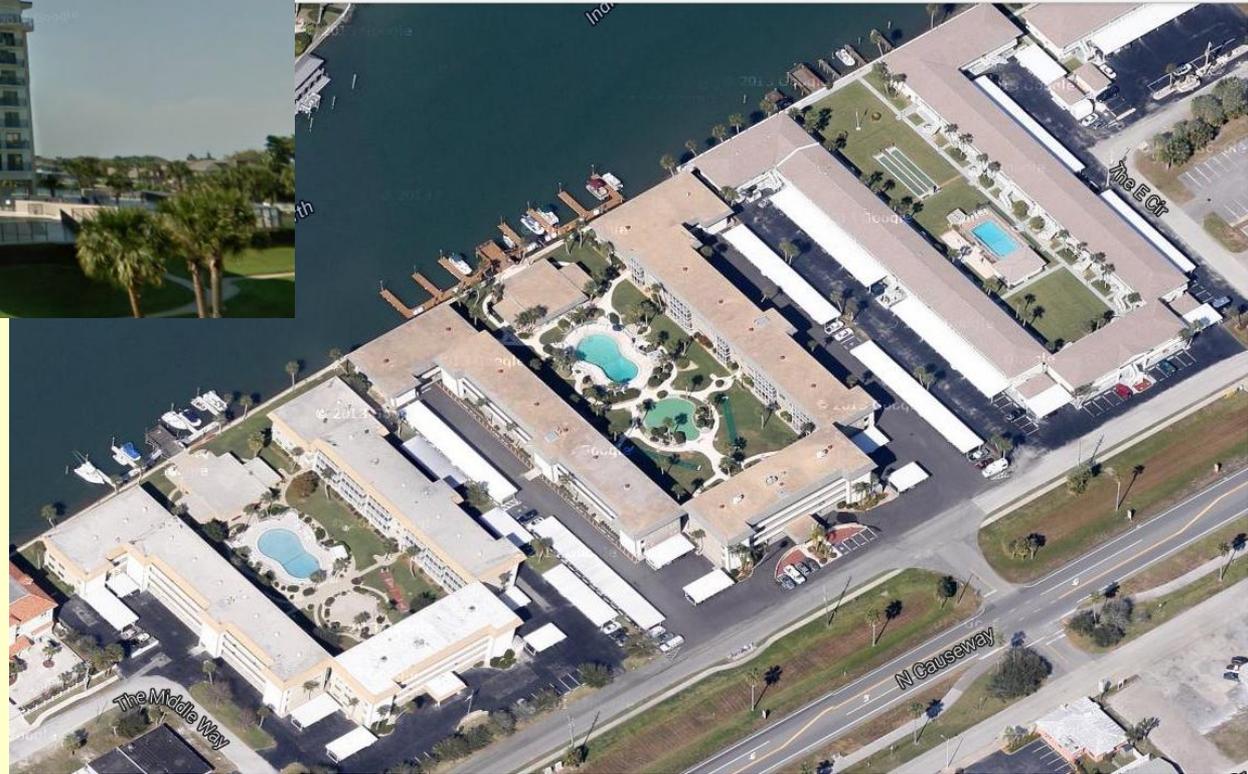
- Provide for development that creates:
 - neighborhoods of enduring quality
 - livability and character
 - that support an attractive and functional mix of living, working, shopping, and recreational activities
 - maintain a living environment for citizens of all ages



**What is Your Perception of the
Neighborhood Today?**

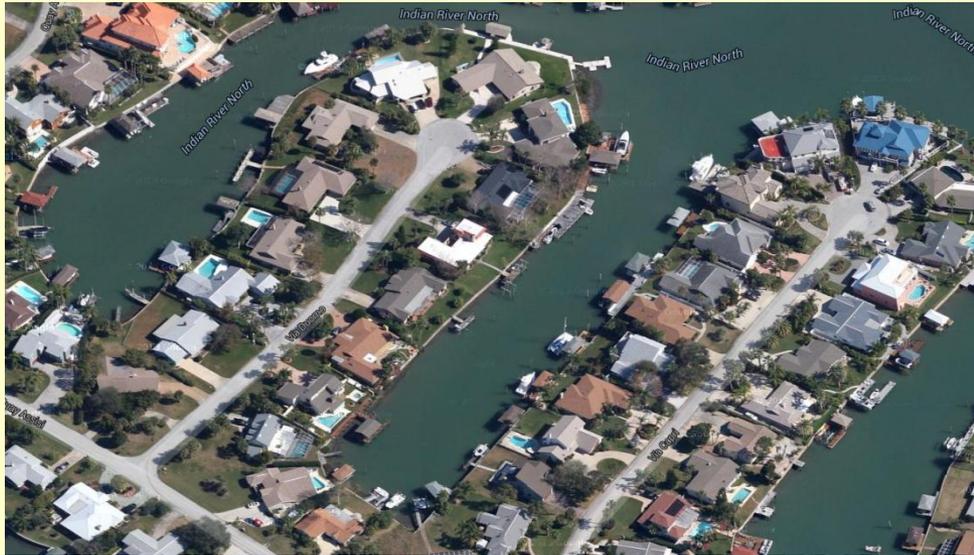


Multi Family?





Single Family?



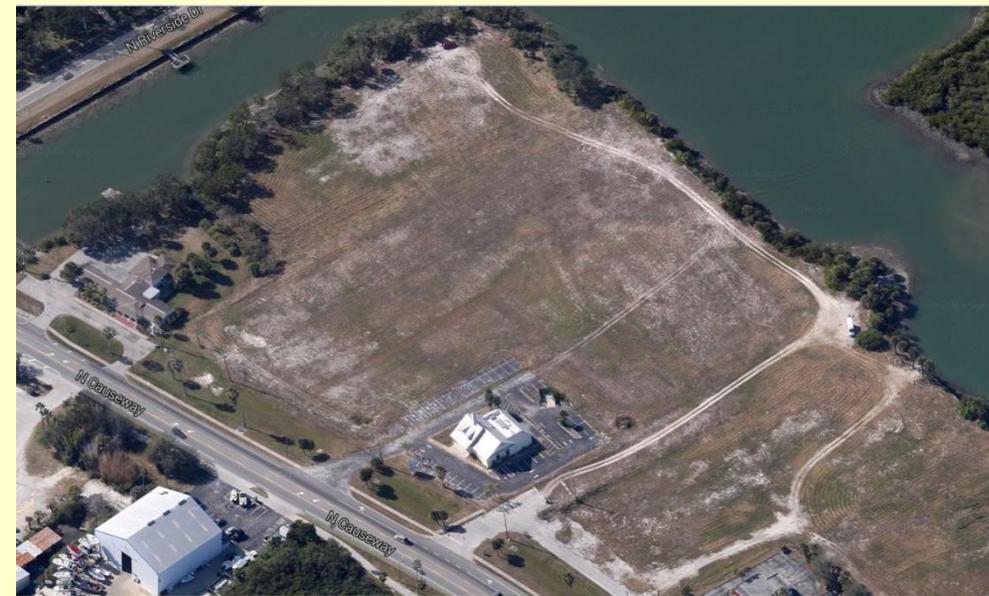


Mixed Use?





Developing Neighborhood?





Marina and Water Recreation?



Indian River North



Michelle Updike

CAPITAL IMPROVEMENT PROJECTS

2014-2015 UPDATE

CITY OF NEW SMYRNA BEACH



FEBRUARY 7, 2015



N. CAUSEWAY BOAT RAMP

PROJECT SCOPE ——— SCHEDULE ——— BUDGET

PROJECT BUDGET	COMMITTED (TO DATE)		ESTIMATE FINAL COST (ACTUALS + FORECAST)
\$ 965,000	\$ 89,540	9%	\$ 914, 339



KEY NEAR TERM DATES	
11/18/14	City Commission Approval: Construction Contract to Saboungi Construction
12/10/14	Pre-Construction Meeting
1/6/15	Construction Start Date (6 Month Duration)
7/4/15	Construction Completion Target Date

**GROUND BREAKING CEREMONY WAS HELD:
12/15/14 AT 3:00Pm**



CORONADO ISLAND PROMENADE (AOB SITE)

PROJECT SCOPE ——— SCHEDULE ——— BUDGET



- Total Acreage: +/- 4.5
- Previous home to **City Administration Buildings** (Currently Demolished)
- Existing Dock utilized by the **Marine Discovery Center** (Public Access Available); Constructed with support of FIND Assistance



CORONADO ISLAND PROMENADE (AOB SITE)

PROJECT SCOPE — SCHEDULE — BUDGET



GRANT APPROVED BY FIND FOR PHASE I DESIGN/ENGINEERING FOR 50% MATCH (\$60,000)



Grant Approved But Not Yet Accepted



CORONADO ISLAND PROMENADE (AOB SITE)

PROJECT SCOPE ————— SCHEDULE ————— BUDGET

4. SCHEDULE OF EVENTS

The City reserves the right to establish and change the schedule of the RFP process at any time, with or without notice and without penalty. However, the **anticipated** schedule for this RFP is as follows:

Last date for Written Inquiries	March 2, 2015
RFP Submittal Date/Time	2 pm local time, April 2, 2015
Presentation of RFP respondents to City Commission.....	April 28, 2015
City Commission Discussion	May 12, 2015
City Commission Decision	June 9, 2015



N. CAUSEWAY BEAUTIFICATION

PROJECT SCOPE ————— SCHEDULE ————— BUDGET

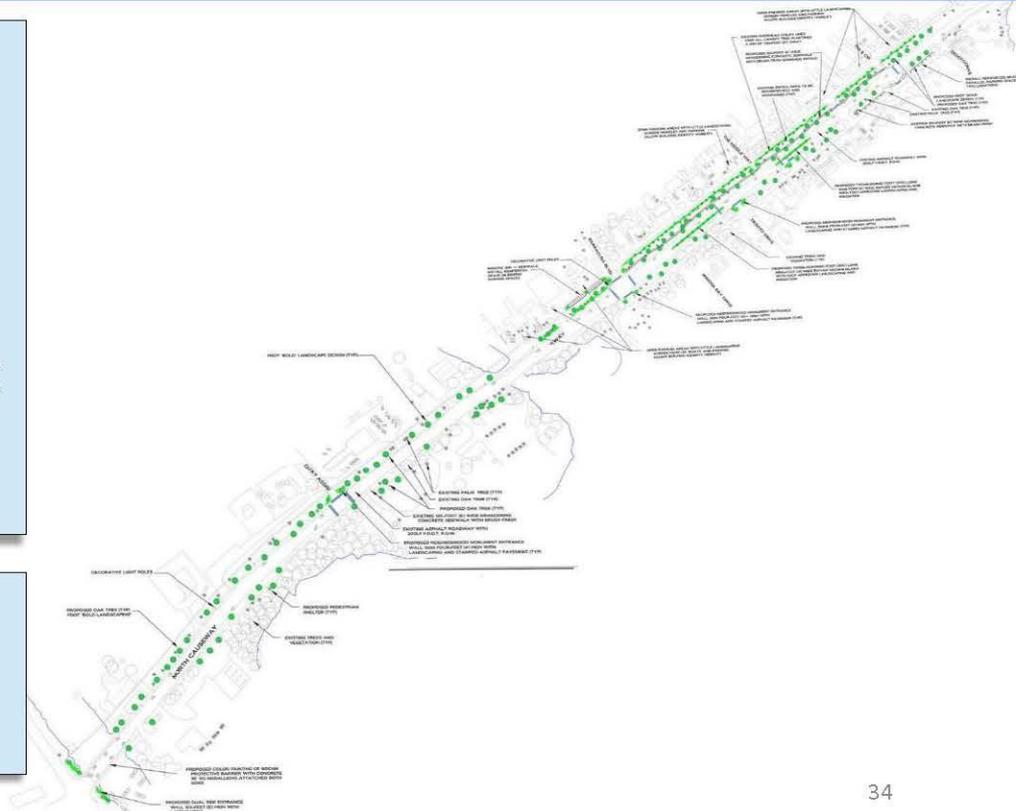
PROJECT SCOPE:

- **BOLD** Landscaping
- New Sidewalk (North Side)
- (3) New Landscaped Medians
- Upgraded Traffic Intersection
- Potential New Pedestrian Lighting
- Potential Bridge Paint Treatment
- New Picnic Shelter (w/ Bench/Trash)

JOINT PUBLIC AGREEMENT (JPA)

Executed 10-31-14 with FDOT

\$500,000





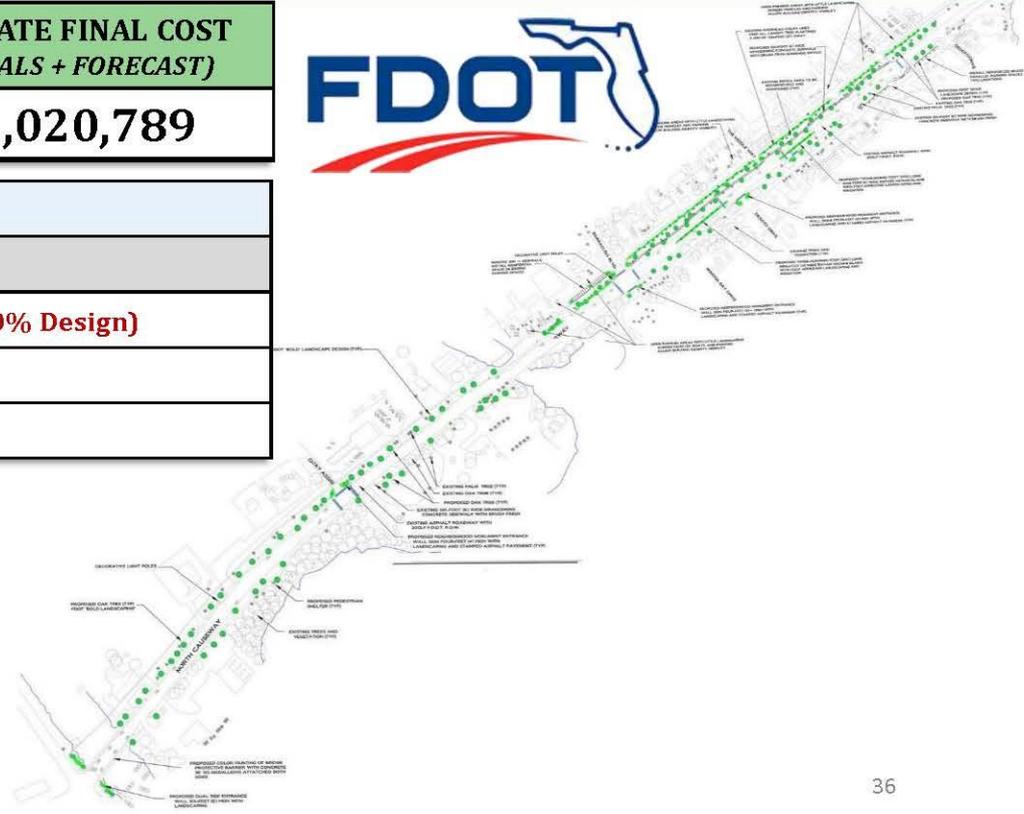
N. CAUSEWAY BEAUTIFICATION

PROJECT SCOPE ——— SCHEDULE ——— BUDGET

PROJECT BUDGET	COMMITTED (TO DATE)		ESTIMATE FINAL COST (ACTUALS + FORECAST)
\$ 1,021,332	\$ 91,960	9%	\$ 1,020,789



KEY NEAR TERM DATES	
11/24/14	FDOT Comment Review (90% set)
March 2015 Presentation to Commission (100% Design)	
Late March 2015	Advertise for Bid
Late April 2015	Construction Contract Approved





CAPITAL IMPROVEMENT PROJECTS

2014-2015 UPDATE

CITY OF NEW SMYRNA BEACH



FEBRUARY 7, 2015



BREAK!





Neighborhood Visioning

A vision without a plan is just a dream.

A plan without a vision is just drudgery.

But a vision with a plan can change the world.

-ancient proverb



What is a Vision Statement

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



Vision Statement: Common Characteristic

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



Visioning Exercise





Table Captain Briefs



Public Comments and Questions



Coronado Island Neighborhood Meeting Two

March 14, 2015

9am – 12pm

Coronado Civic Center

CORONADO ISLAND NEIGHBORHOOD PLAN

FEBRUARY 7, 2015 – KICK-OFF MEETING

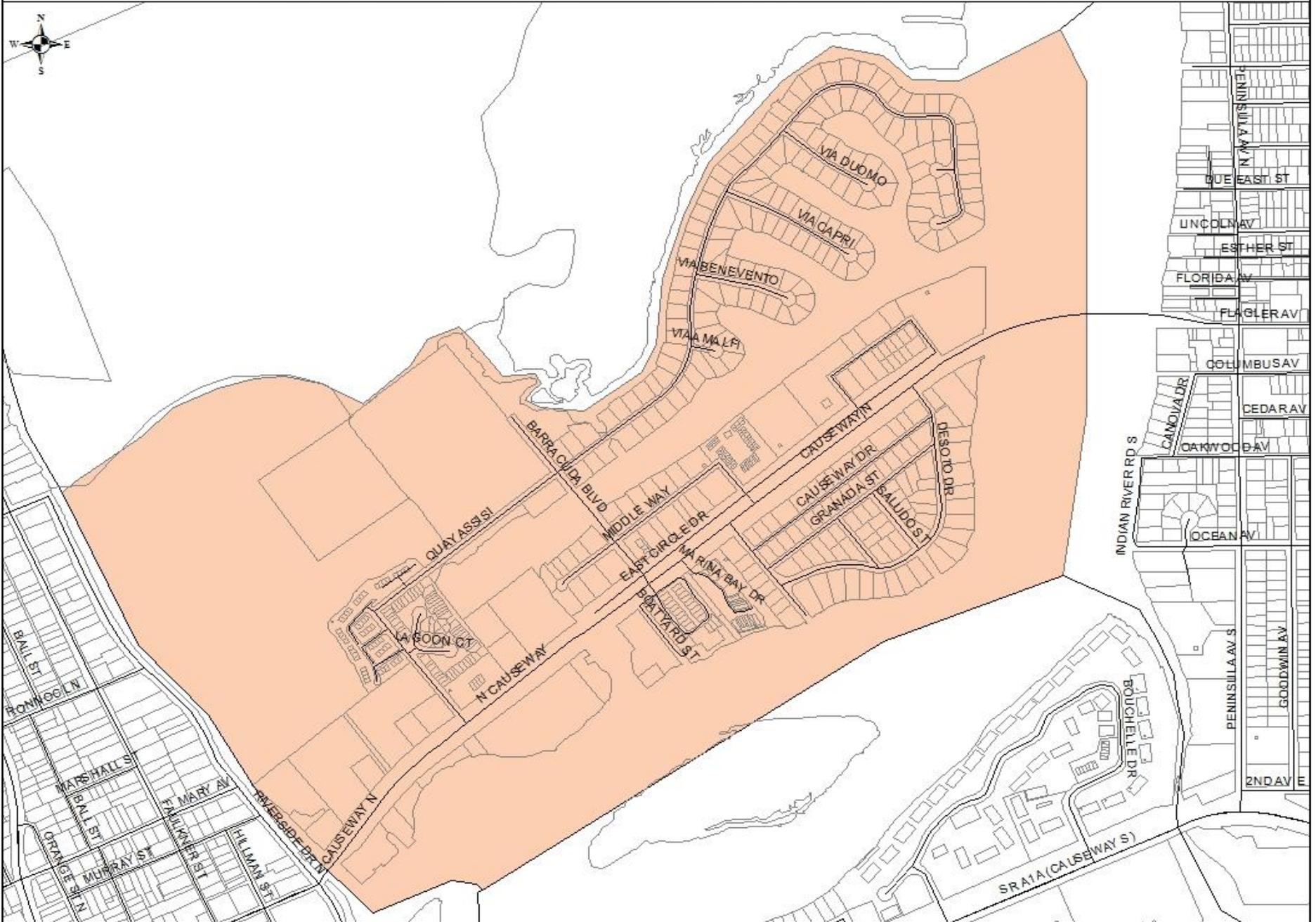


North Causeway Bridge circa 1925
Florida Memory Website (floridamemory.org)



North Causeway Bridge
circa 1953
Florida Memory Website
(floridamemory.org)

CORONADO ISLAND NEIGHBORHOOD



DESCRIPTION OF CORONADO ISLAND NEIGHBORHOOD – EXISTING CONDITIONS (NEW SMYRNA BEACH COMPREHENSIVE PLAN)

Coronado Island

The Coronado Island Neighborhood, which connects the mainland to beachside New Smyrna Beach, provides several redevelopment opportunities, including the City-owned Administrative Office Building (AOB) site, the former Food Lion Shopping Center site, and the former New Smyrna Beach High School site. A North Causeway area study was completed in 2004. However, the recommendations contained in the study were never implemented.

The pavement within the North Causeway, which is under the jurisdiction of the Florida Department of Transportation (FDOT), was widened several years ago to three (3) lanes, with a center turn lane, in order to facilitate uninhibited traffic flow. As of June 2014, the City, Community Redevelopment Agency, and FDOT are coordinating design and funding efforts in order to provide additional landscaping, pedestrian and bicycle access and amenities along the North Causeway, in order to create a more inviting pathway linking the City's two downtown areas. There are frontage roads along portions of the causeway, which provide good access to developments along the corridor. While much of the North Causeway is developed, there are still some vacant parcels and opportunities for redevelopment. The Florida Wildlife Commission has obtained a Volusia County ECHO grant, as well as funding from the City, to demolish some buildings at the old high school site and to renovate the remaining buildings. The site will be used as a fish hatchery and will also houses the Marine Discovery Center and Artists' Workshop.

With regard to the City-owned AOB site, the City is currently in the process of applying for grant funding to construct a waterfront promenade, restroom and picnic facilities, a canoe/kayak launch, and limited parking. The use of the remainder of the parcel remains to be determined. During the City's *Charting Our Course – NSB 2039* visioning process, which was conducted between January and March 2014, there appeared to be significant support for retaining public access to and views through the site. However, there was not a clear community consensus as to whether the site should remain entirely public or whether a public-private partnership should be explored.

The commercial areas along the north side of the causeway are separated from the single-family residential development to the north by a canal that connects to the Intracoastal Waterway. Periodically, traffic flow on the North Causeway is interrupted, due to the drawbridge, which must be raised to accommodate large boats traveling on the Intracoastal Waterway.

Redevelopment

Many portions of the City need redevelopment. Specific areas needing redevelopment include:

- The Coronado Island Neighborhood, which connects the mainland to beachside New Smyrna Beach, provides several redevelopment opportunities, including the City-owned Administrative Office Building site, the former Food Lion Shopping Center site, and the former New Smyrna Beach High School site. A North Causeway study was completed in 2004. However, the recommendations contained in the study were never implemented.

DESCRIPTION OF CORONADO ISLAND NEIGHBORHOOD – FUTURE CONDITIONS (NEW SMYRNA BEACH COMPREHENSIVE PLAN)

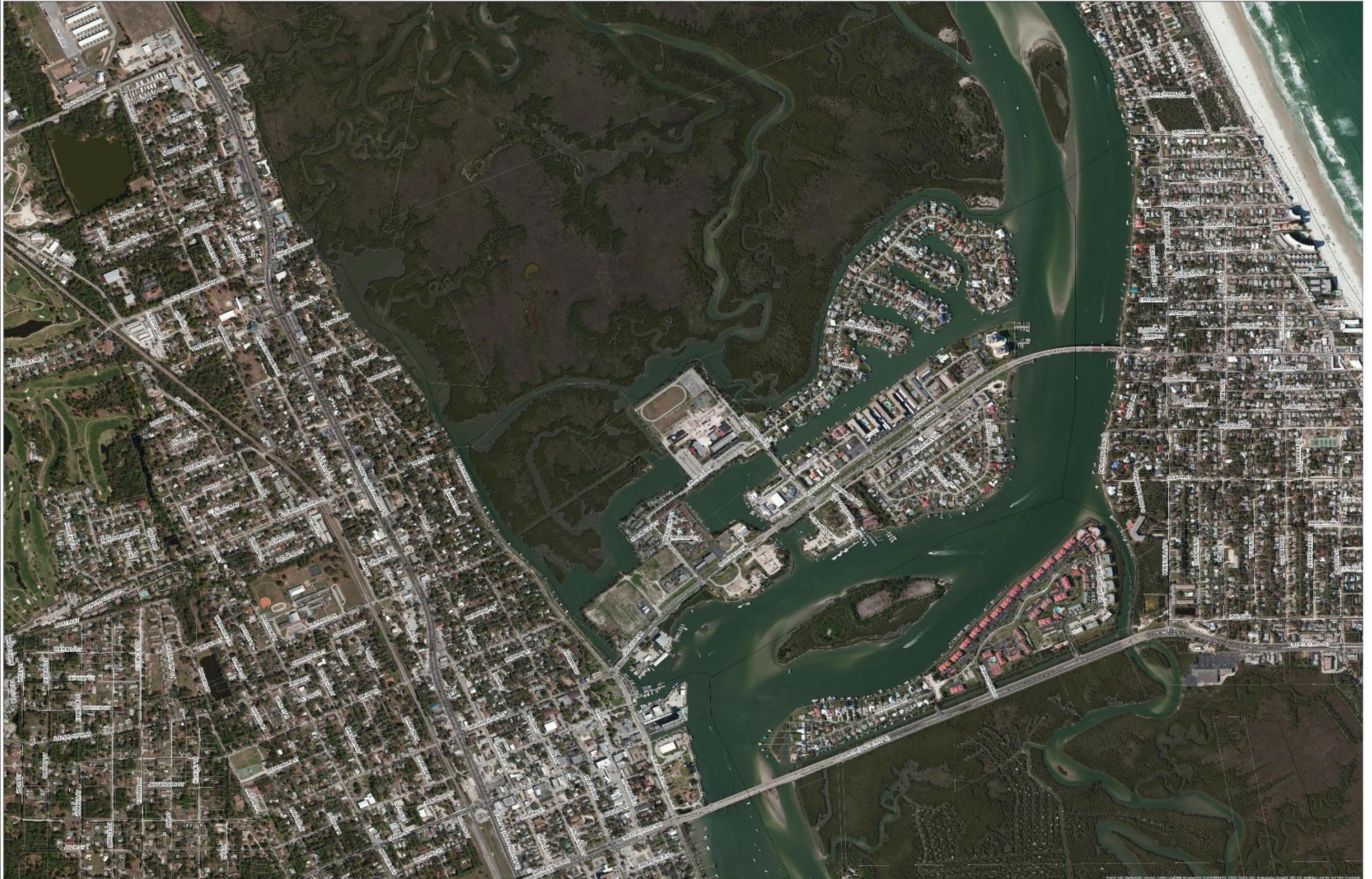
Coronado Island

The Coronado Island Neighborhood, which is on both sides of Business State Road 44 connects Canal Street and Washington Street on the mainland to Flagler Avenue on the beachside. This neighborhood offers several significant redevelopment opportunities, including the City-owned Administrative Office Building site, the former Food Lion shopping center, and the former New Smyrna Beach High School site. There are also numerous vacant parcels and opportunities for redevelopment.

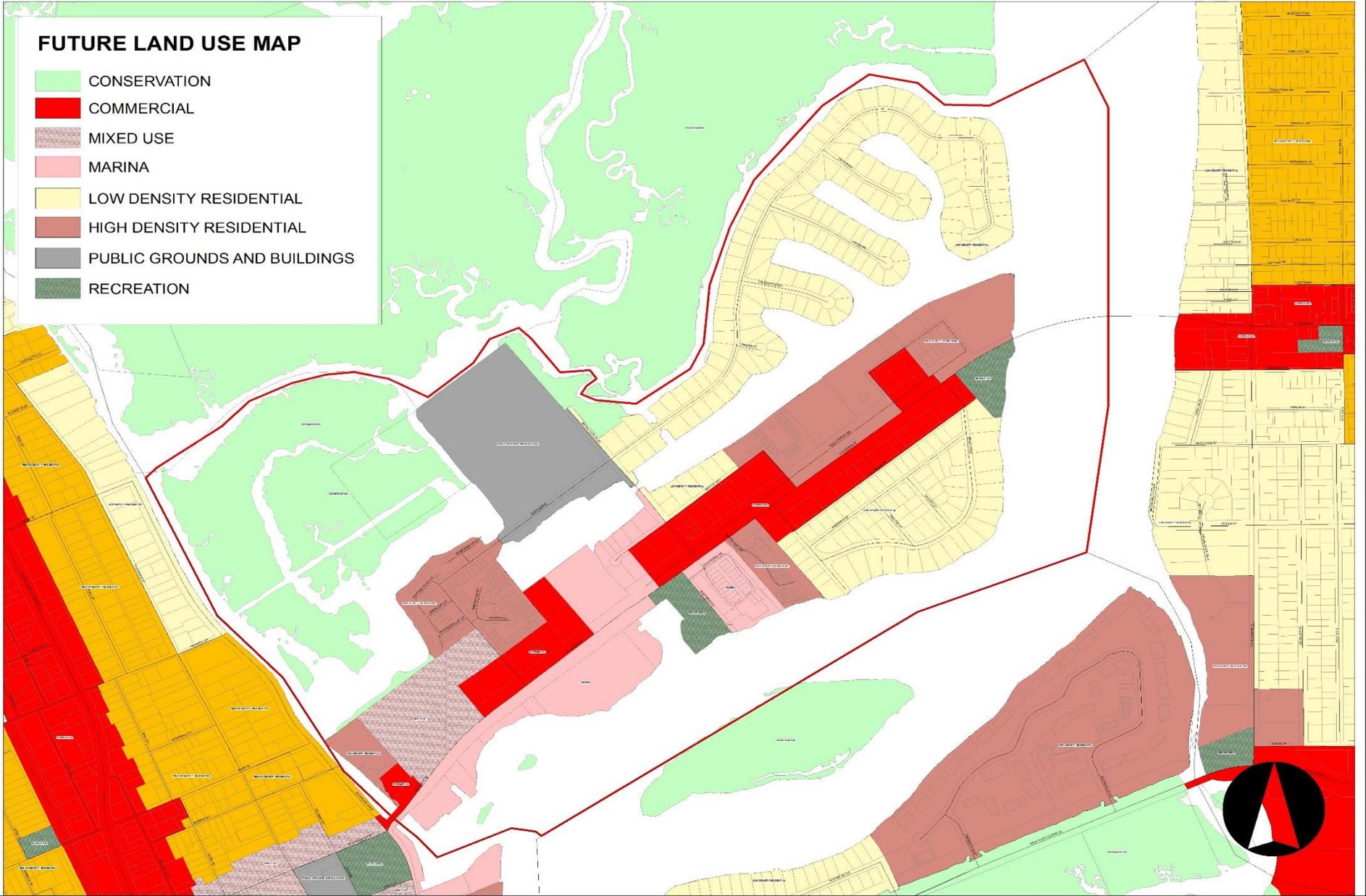
Since 2012, several new residential developments have been proposed or constructed within the Coronado Island Neighborhood. These include the subdivision at the east end of the North Causeway, consisting of 10 single-family lots; the New Smyrna Harbor marina development, which consists of a dry-stack storage facility, restaurant and tiki bar, ships' shop, and 21 detached single-family residences; and the Isola Bella condominium development on the site of the former Food Lion Shopping Center.

In 2014, the City's Neighborhood Council recommended the Coronado Island Neighborhood (then known as North Causeway Neighborhood), as a candidate for an individual neighborhood plan. This recommendation was made as a result of citizen and resident initiatives put forward to the City Commission regarding future development along the North Causeway. This plan, which is expected to be completed by late 2015, will review land use and zoning issues within the Coronado Island Neighborhood, in addition to any required infrastructure or public safety enhancements. Additional changes will likely be needed to the City's *Comprehensive Plan* as a result of the recommendations of this neighborhood plan.

CORONADO ISLAND NEIGHBORHOOD



CORONADO ISLAND NEIGHBORHOOD - FUTURE LAND USE MAP



FUTURE LAND USE CATEGORY DESCRIPTIONS

Commercial

Maximum allowed density:

8.01 to 12 dwelling units per acre on the barrier island

8.01 to 18 dwelling units per acre on the mainland

Up to 24 transient lodging units per acre

Maximum allowed Floor Area Ratio (FAR): 2.0

Maximum Allowable Percentage of Uses for Developments Using the Planned Unit Development Format:

Retail: 100%

Office: 100%

Residential: 25%

Industrial: 0%

Intent: This category is intended for the development of high quality business activities, including retail, hotel, office, financial institutions, and high-density residential. They should be confined to certain arterial and collector roads, and to the Flagler Avenue districts.

The State Road 44 corridor, particularly the undeveloped areas west of Old Mission Road, should be developed in a manner to protect adjacent residential neighborhoods from adverse impacts of unbridled commercial development. All properties along the north side of State Road 44, west of Eddie Road, and all properties along the south side of State Road 44, west of Hidden Pines Boulevard, shall be developed or redeveloped using the planned unit development format.

Conservation

Maximum allowed Floor Area Ratio (FAR): 0.10

The general boundaries of those areas known to require environmental protection from development have been designated as conservation on the Future Land Use Map. Designations are based on the best information available. Owners of lands designated as conservation on the Future Land Use Map may petition the City to adjust the boundaries of the conservation zone based upon a qualified biologist's determination of the boundaries made in accordance with §701.07 of the *Land Development Regulations*. The Planning and Zoning Department shall review the owner's petition and automatically adjust the Future Land Use Map to correctly represent said area and upland buffer. The Local Planning Agency's approval shall be required if the area to be changed is greater than five (5) acres. Environmentally sensitive areas shall include, but not be limited to, jurisdictional wetlands, wetland buffers, uplands included as part of designated environmental corridors, and public beaches.

High-density Residential

Maximum allowed density:

8.01 to 12 dwelling units per acre on the barrier island

8.01 to 18 dwelling units per acre on the mainland

Intent: This use is intended for areas close to major intersections and commercial areas, where a slightly higher amount of residential trips can be allowed because they are relatively short (due to their proximity to shopping areas and major roads).

Low-Density Residential

Maximum allowed density: Up to five [5] dwelling units per acre

Intent: This use is appropriate where a more suburban development pattern exists or is desired and where urban services are to be kept to a minimum.

Marina

Maximum allowed density:

Up to 24 transient lodging units per acre*

Up to 8 dwelling units per acre

Maximum allowed Floor Area Ratio (FAR): 1.5

Intent: This category includes those lands currently in use as or planned for as marinas, or those zoned for such purposes. Tourist-related commercial uses, such as transient lodging, restaurants, and limited retail activities, also may be conditionally located on such lands, provided that the minimum total lot area is three (3) acres and that such uses are reviewed through a public hearing process specific to the property. Permanent residential units shall also be permitted, provided such developments commit to using the Planned Unit Development (PUD) zoning agreement.

*The maximum permitted density for hotels shall be 24 dwelling units per acre, but may be increased through a conditional density bonus of up to one hundred percent (100%) based upon the preservation through deed or easement of (1) a minimum of twenty percent (20%) of the total useable land area for public access and/or public recreation and (2) that the public use area shall comprise at least forty percent (40%) of the total linear footage of shoreline available to the property.

Mixed Uses

Maximum allowed density:

8.01 to 12 dwelling units per acre on the barrier island

8.01 to 18 dwelling units per acre on the mainland

Intent: The Future Land Use map shows two (2) areas that are suitable for Mixed Uses.

Maximum allowed Floor Area Ratio (FAR) Beachside: 3.0

Maximum allowed Floor Area Ratio (FAR) Mainland: 6.50

Intent: The purpose of this land use designation is to promote the development of sustainable projects by providing maximum opportunity for innovative site planning for living, shopping, and working environments while insuring that development will occur

according to appropriate population density, building coverage, improvement standards, and construction phasing, within the City's traditional downtown areas.

Public Grounds and Buildings

Maximum allowed Floor Area Ratio (FAR): 1.0

Intent: This category includes facilities such as City Hall and other publicly owned buildings and facilities, excluding parks.

Recreation

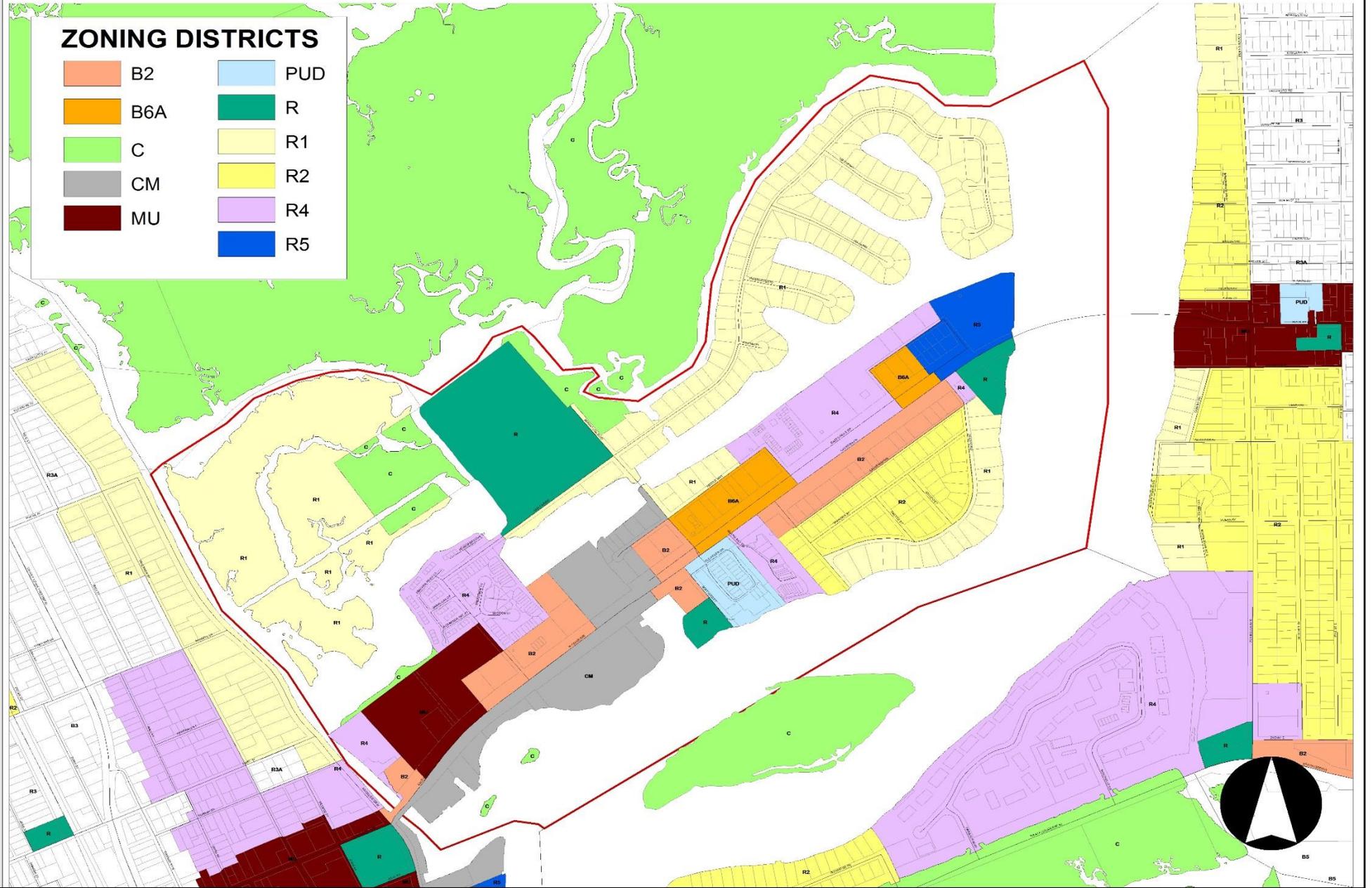
Maximum allowed Floor Area Ratio (FAR): 0.50

Intent: This land use category includes park and recreation facilities owned by the City, as well as recreation facilities owned and/or operated by county, state and/or federal agencies. This category also includes privately-owned and/or operated golf courses.

CORONADO ISLAND NEIGHBORHOOD - ZONING MAP

ZONING DISTRICTS

 B2	 PUD
 B6A	 R
 C	 R1
 CM	 R2
 MU	 R4
	 R5



Zoning District	Permitted Uses	Minimum Lot Size	Maximum Building Height	Goes with this Future Land Use Classification
R-1	Single-Family Homes	100' x 120'	35'	Low Density Residential
R-2	Single-Family Homes	75' x 115'	35'	Low Density Residential
R-4	Single-Family Homes	50' x 100' (single-family)	35'	Medium Density Residential
	Duplex	75' x 100' (duplex)	35'	High Density Residential
	Multi-Family	100' x 100' (multi-family)	45'	High Density Residential
R-5	Single-Family Homes	50' x 100' (single-family)	35'	Medium Density Residential
	Duplex	75' x 100' (duplex)	35'	High Density Residential
	Multi-Family	100' x 100' (multi-family)	95'	High Density Residential
PUD	Single-Family Homes Multi-Family Commercial	Varies according to development agreement	Varies according to development agreement	Varies according to development agreement
CM	Water Activities Commercial	20,000 square feet 100' width	45'	Marina
MU	Commercial Single-Family Duplex Multi-Family	Minimum 50' width, no minimum lot depth	50' – 62'	Mixed Use
B-2	Commercial Multi-Family	Minimum 50' width, no minimum lot depth	35'	Commercial
B-6A	Commercial Multi-Family			Commercial
R	Recreation Facilities	1,000 square feet	35'	Recreation
C	Conservation Areas, Nature Trails, Parks	100' x 200'	35'	Conservation

Low Density Residential: 0-5 units/acre

Medium Density Residential: 5.01-8 units/acre

High Density Residential: 8.01-18 units/acre

Mixed Use: Up to 18 units/acre

Strengths, Weaknesses, Opportunities, Threats Chart

	<i>internal</i>		
<i>p o s i t i v e</i>	<u>Strengths</u>	<u>Weaknesses</u>	<i>n e g a t i v e</i>
	<u>Opportunities</u>	<u>Threats</u>	
	<i>external</i>		

Vision Statements

Vision Statement. This statement illustrates the neighborhood's vision for itself. Everything else in the plan will expand upon and develop this vision. A neighborhood may want the vision statement to reflect key trends and neighborhood values. It could also contain a description of the features it would like to preserve or change. The vision may develop a probable or preferred scenario for the future; it may even be a narrative that explains how the neighborhood will look in 20 years.

Good vision statements often use a strong flagship idea that bridges the key issues. Try to create an image for your readers of everything you want your neighborhood to be. Identifying the important words and ideas that express your vision will help convey your message to readers clearly.

Identify the words (preferably adjectives) used most often by residents to describe the strengths of the neighborhood. Also collect the words used to describe what the neighborhood wants to become in the future. Next, see if you can categorize the words into groups based on common theme or meanings. Think of an image or statement which summarizes the ideas contained in each category. Use these, and see if you can create a sentence that incorporates those ideas and encompasses a basic vision that you think everyone would agree with.

EXAMPLE ONE: The Miles Neighborhood will become an even more vibrant, healthy, and safe community. It will celebrate its historic roots, cultural diversity and multi-generational population. It will function as a family friendly neighborhood with a stable mix of homeowners, renters and complementary businesses and institutions. The Neighborhood will strive to meet the needs of current and future residents.

EXAMPLE TWO: Willamette is a safe neighborhood with a strong sense of community and connectivity. The most unique aspect of Willamette is its ability to retain a small-town feel with a designated historic district, while maintaining connection with surrounding communities. Those elements that make Willamette neighborhood special and reflect the Willamette neighbors' values are seen in this plan's commitments. The Willamette Neighborhood is committed to:

1. Safety for the community
2. Education and activities for children and adults.
3. Communication and involvement with Willamette's citizens
4. Respectful use and care for the environment including the neighborhood, river, parks and trails
5. Well thought out neighborhood planning which sustains the value of the community.

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SAVE THE DATE

Coronado Island Neighborhood Meeting Two

March 14, 2015

9am – 12pm

Coronado Civic Center