

ORDINANCE NO. 54-14

AN ORDINANCE AMENDING THE CITY OF NEW SMYRNA BEACH'S 1990 COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, MAP NO. II-1, NEIGHBORHOODS MAP, TO CHANGE THE NAME OF THE NORTH CAUSEWAY NEIGHBORHOOD TO CORONADO ISLAND NEIGHBORHOOD; PROVIDING FOR TEXT AMENDMENTS IN THE FUTURE LAND USE ELEMENT RELATED TO THE CORONADO ISLAND NEIGHBORHOOD; PROVIDING FOR TRANSMITTING COPIES OF THE NOTICE AND AMENDMENT TO THE REVIEWING AGENCIES, THE COUNTY OF VOLUSIA, AND ANY OTHER LOCAL GOVERNMENT OR GOVERNMENTAL AGENCY REQUESTING A COPY; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida 32168, applicant, has requested the City of New Smyrna Beach administratively amend its 1990 Comprehensive Plan, Future Land Use Element, Map No. II-1, Neighborhoods Map, to change the name of the North Causeway Neighborhood to Coronado Island Neighborhood; and to make text amendments to the Future Land Use Element related to the Coronado Island Neighborhood; and

WHEREAS, the Planning and Zoning Board, sitting as the City's Local Planning Agency, held an advertised Public Hearing pursuant to §163.3184(11) & §163.3174(4)(a), F.S. on Monday, July 7, 2014, and by a vote of 6-0 (Board Member Kelly Azzinaro was absent) recommended that the City Commission **approve** the requested Comprehensive Plan Amendments; and

WHEREAS, the proposed amendments were reviewed by the Florida Department of Economic Opportunity and other state agencies, and the Department of Economic Opportunity issued a letter September 24, 2014, stating they had no comments on the proposed amendment; and

WHEREAS, the City Commission deems it is in the best interests of the citizens of the City of New Smyrna Beach to amend its 1990 Comprehensive Plan as more particularly set forth hereinafter.

39 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY**
40 **OF NEW SMYRNA BEACH, FLORIDA:**

41 **SECTION 1: Map Amendment.** That the New Smyrna Beach 1990
42 Comprehensive Plan, **Future Land Use Element, Map II-1, Neighborhood**
43 **Map**, is hereby amended by changing the name of the North Causeway
44 Neighborhood to Coronado Island Neighborhood.

45 **SEE EXHIBIT "A" ATTACHED HERETO AND BY**
46 **REFERENCE MADE A PART HEREOF.**

47 **SECTION 2: Text Amendment.** That the New Smyrna Beach 1990
48 Comprehensive Plan, Part II, Future Land Use Element, is hereby
49 amended to read as follows (**Note: Additions in text are shown by**
50 **underline; deletions in text are shown by ~~strikeout~~ and omissions**
51 **in text are shown by ...):**

52 **II. FUTURE LAND USE ELEMENT**

53 **INTRODUCTION**

54 The community of New Smyrna Beach has evolved over time in response
55 to a variety of economic, social, physical, and political
56 influences. The way people within the community use the land is a
57 reflection of their attitudes and values. The manner in which the
58 community develops in the future will be based on the community's
59 commitment to current goals and objectives.

60 In order to understand the structure of the community it is
61 important to understand how the physical and social components fit
62 together. These are more easily described in terms of
63 neighborhoods, major environmental limitations/opportunities, and
64 the various user groups that may be external to the community. Map
65 II-4, Existing Land Use, describes the location and distribution of
66 land uses in the City of New Smyrna Beach in 2010. In addition to
67 existing land use that has been documented by the Planning and
68 Zoning Department, the existing zoning and the 1990 Comprehensive
69 Plan, as amended, define distinguishable areas that lend themselves
70 to the structure of New Smyrna Beach and help give us an

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Coronado Island Neighborhood Map and Text
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71 understanding of the general areas that will be influenced as part
72 of the Future Land Use Element.

73
74 Community Structure.

75 The settlement of New Smyrna Beach can be understood by looking at
76 the different neighborhoods that comprise the City. There are 24
77 identified neighborhoods within the community, as shown on Map II-
78 1, Neighborhood Map. Initially, 12 neighborhoods were identified
79 in the Comprehensive Plan. However, as the City's boundaries have
80 expanded through annexations, and as neighborhoods have evolved
81 over time, 12 additional neighborhoods were created to better match
82 the geographical limitations and resident perspectives that define
83 neighborhood boundaries.

84
85 North Causeway Coronado Island

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

93 The pavement within the North Causeway, which is under the
94 jurisdiction of the Florida Department of Transportation (FDOT),
95 has been was widened several years ago to three (3) lanes, with a
96 center turn lane, which facilitates in order to facilitate
97 uninhibited traffic flow. There may be opportunities to replace
98 the center turn lane with landscaped medians through coordination
99 with the Florida Department of Transportation. As of June 2014,
100 the City, Community Redevelopment Agency, and FDOT are coordinating
101 design and funding efforts in order to provide additional
102 landscaping, pedestrian and bicycle access and amenities along the
103 North Causeway, in order to create a more inviting pathway linking

104 the City's two downtown areas. There are frontage roads along
105 portions of the causeway, which provide good access to developments
106 along the corridor. While much of the North Causeway is developed,
107 there are still some vacant parcels and opportunities for
108 redevelopment. The Florida Wildlife Commission has obtained a
109 Volusia County ECHO grant, as well as funding from the City, to
110 demolish some buildings at the old high school site and to renovate
111 the remaining buildings. The site will be used as a fish hatchery
112 and ~~will~~ also houses the Marine Discovery Center and Artists'
113 Workshop.

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

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

131

132 Faulkner

133 The Faulkner neighborhood is located between the Central Mainland,
134 Westside, Canal Downtown and ~~North Causeway~~ Coronado Island
135 Neighborhoods. This neighborhood is an older, highly urbanized
136 area consisting primarily of single-family residential, with some
137 duplex and multi-family residential on the south end of the
138 neighborhood, and strip commercial development on the west side of

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139 the neighborhood, along US Highway 1. Single-family housing, the
140 predominant land use, is developed in the heart of the community
141 along the shoreline of the Indian River. This single-family housing
142 is within an area currently included in a National Register
143 Historic District.

144

145 Redevelopment

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

148 ● Portions of the Central Mainland, Faulkner, Westside,
149 Canal Downtown, South Mainland and Southwest
150 neighborhoods that front along US Highway 1. This area
151 of the City was impacted when US Highway 1 was relocated
152 to the west of the traditional downtown area. The
153 relocation, which required the acquisition of portions of
154 existing platted land, created many remnant lots along
155 the east and west sides of US Highway 1. These smaller
156 commercial and residential lots should be combined to
157 create more conventional-sized development parcels, which
158 would allow adequate space to accommodate buildings,
159 stormwater drainage facilities and landscaping.

160 ● The Historic Westside neighborhood, where sub-standard
161 single-family homes on non-conforming lots should be
162 rehabilitated or replaced, while maintaining the single-
163 family character of the neighborhood. As of April 2010,
164 the City and neighborhood residents are in the process of
165 developing a neighborhood plan to identify resident
166 concerns and to establish an implementation plan to
167 address short-, intermediate- and long-range issues
168 within the neighborhood.

169 ● The South Coronado Beach Neighborhood, south of East 8th
170 Avenue, particularly along Atlantic Avenue where older
171 (some substandard) medium-density single-family, duplex
172 and multi-family residences are located, should be

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- 173 redeveloped with medium-density single-and two-family
174 residential uses to prevent the destruction of medium-
175 density residential areas for the construction of high-
176 density multi-family residential and commercial uses.
- 177 ● The Central and **South Coronado** Beach Neighborhoods, north
178 of East 8th Avenue, particularly along Atlantic Avenue
179 where holder (some substandard) medium-density single-
180 family, duplex, and multi-family residences are located,
181 should be redeveloped with high- or medium-density
182 single-family, duplex, and multi-family uses.
 - 183 ● The Canal Downtown Neighborhood, which was historically
184 the City's core downtown area. In recent years, since
185 the construction of retail facilities west of US Highway
186 1, along State Road 44, this area has experienced an
187 increase in the number of vacant storefronts and
188 experiences very little activity outside normal working
189 hours. As of April 2010, the City is in the process of
190 hiring a consultant to prepare a form-based zoning code
191 for this neighborhood, and the area immediately
192 surrounding it. The goal is to craft regulations that
193 encourage ground-floor activities within the storefronts,
194 promotes pedestrian activity, and creates consistency and
195 flexibility for redevelopment. Standards should be
196 developed to ensure that new construction is consistent
197 with the historical development pattern with regard to
198 mass, building location and materials and to address real
199 and perceived parking issues.
 - 200 ● The Florida East Coast (FEC) railroad property in the
201 Southwest Neighborhood, should be the focal point of
202 community visioning sessions for the future development
203 of this approximately 180-acre parcel. While a
204 community-wide vision process was begun in approximately
205 2008, the effort stalled for a variety of reasons and
206 should be restarted.
 - 207 ● The ~~North Causeway~~ **Coronado Island** Neighborhood, which
208 connects the mainland to beachside New Smyrna Beach,

209 provides several redevelopment opportunities, including
210 the City-owned Administrative Office Building site, the
211 former Food Lion Shopping Center site, and the former New
212 Smyrna Beach High School site. A north Causeway study
213 was completed in 2004. However, the recommendations
214 contained in the study were never implemented.

- 215 ● The Central Beach Neighborhood along Flagler Avenue,
216 where (1) older commercial buildings should be
217 rehabilitated, (2) single-family residences should be
218 maintained, or converted into commercial structures, and
219 (3) standards should be developed to ensure that new
220 construction is consistent with the historical
221 development pattern with regard to mass, building
222 location and materials and to address real and perceived
223 parking issues.

224

225 Future Land Use Map

226 Map II-4, Future Land Use, generally portrays land use in New
227 Smyrna Beach at total buildout conditions. The future land uses
228 reflect an understanding of the infrastructure capabilities of the
229 community, the existing population base, and the projections for
230 growth developed by the City of New Smyrna Beach Planning and
231 Zoning Department. Extensive interviews were conducted to
232 determine community desires and expectations for the various areas
233 of the City. The land use map reflects the political, social, and
234 economic forces that will continue to direct the growth of the
235 community. Each of the neighborhoods previously described in the
236 Community Structure section of this element is reassessed on the
237 following pages in terms of projected future changes.

238

239 North Causeway Coronado Island

240 The North Causeway Coronado Island Neighborhood, which is on both
241 sides of Business State Road 44 connecting connects Canal Street

242 and Washington Street on the mainland to Flagler Avenue on the
243 beachside, . This neighborhood offers provides several significant
244 redevelopment opportunities, including the City-owned
245 Administrative Office Building site, the former Food Lion shopping
246 center, and the former New Smyrna Beach High School site. There
247 are also numerous vacant parcels and opportunities for
248 redevelopment. ~~The Wildlife Foundation of Florida, in partnership~~
249 ~~with the Fish and Wildlife Conservation Commission and the City,~~
250 ~~has obtained a Volusia County ECHO grant to demolish some buildings~~
251 ~~at the former high school site and to renovate the remaining~~
252 ~~buildings. The Mosquito Lagoon Marine Enhancement Center will~~
253 ~~house the Marine Discovery Center and Artists' Workshop and~~
254 ~~eventually include a sport fish hatchery.~~

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

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

274 ~~Periodically, traffic flow on the North Causeway is interrupted due~~
275 ~~to the drawbridge. Boat ramp parking demand exceeds available~~
276 ~~facilities and will need to be accommodated as vacant parcels are~~
277 ~~redeveloped.~~

278

279 **SECTION 3: *Transmittal of Notice and Amendments to Plan.*** The
280 City Clerk has sent copies of the notice and amendment to the
281 Reviewing Agencies in accordance with §163.3184(1)(c), F.S., and
282 any other local government or governmental agency that has filed a
283 written request with the City. §163.3184(3)(b)1., F.S.

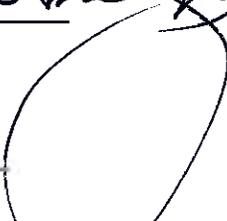
284 **SECTION 4: *Public Hearings.*** It is hereby found that prior to
285 transmittal a public hearing was held on August 12, 2014, after
286 notice published August 5, 2014, and prior to adoption a public
287 hearing was held October 28, 2014, after notice published October
288 22, 2014, and after receipt of agency comments, which is deemed to
289 comply with §§163.3184(3)(c)1 and (11), F.S.

290 **SECTION 5: *Conflicting Ordinances.*** That all ordinances or
291 parts thereof that are in conflict with this ordinance shall be and
292 the same are hereby rescinded and repealed.

293 **SECTION 6: *Effective Date.*** That this ordinance shall become
294 effective 31 days after the state land planning agency notifies the
295 City that the plan amendment package is complete. If timely
296 challenged, this amendment does not become effective until the
297 state land planing agency or the Administration Commission enters
298 a final order determining the adopted amendment to be in
299 compliance. §163.3184(3)(c)4., F.S.

300 **APPROVED AS TO FORM AND CORRECTNESS:**

301 
302 **FRANK B. GUMMEY, III**
303 **City Attorney**

304 **DATE:** 10/20/14 



CITY OF SANIBEL ADVANCE
 COMMUNITY MAP #1.1
 NEIGHBORHOODS

1	1 NORTH BEACH
2	2 CENTRAL BEACH
3	3 CORONADO BEACH
4	4 CORONADO ISLAND
5	5 SOUTH HARBORWAY
6	6 WEST BEACH
7	7 HARBORWAY
8	8 WESTERN BEACH
9	9 WESTERN BEACH
10	10 WESTERN BEACH
11	11 CANAL DISTRICT
12	12 SOUTH HARBORWAY
13	13 HARBORWAY
14	14 HARBORWAY
15	15 HARBORWAY
16	16 HARBORWAY
17	17 HARBORWAY
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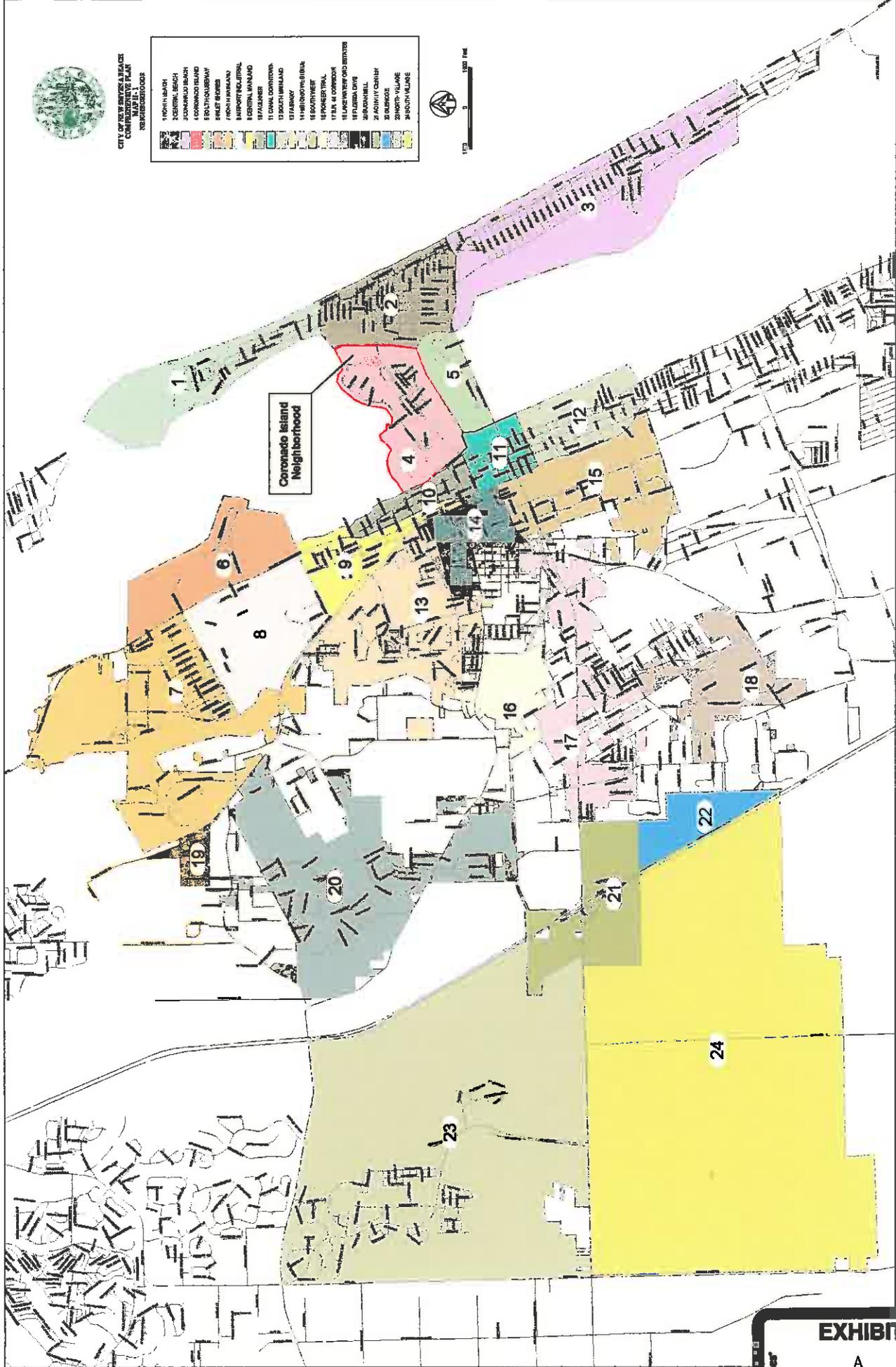


EXHIBIT
 A
 Ord. 54-14