



Central Beach Neighborhood Plan

Public Meeting #2

July 11, 2015



Welcome

The Central Beach Neighborhood
Plan is a
Citizen Led Staff Assisted Effort



Agenda

- Welcome and Introductions
- Previous Citizen Input
- Ongoing Future Land Use and Zoning Review
- Citizen Input to Staff
- Homework and Prepare for Next Meeting
- Conclusion



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 Central Beach Neighborhood Plan

Citizen Led - Staff Assisted

Planning Effort

- Citizen Led
 - At least 2 Neighborhood Meetings
 - City Website Interface/Citizen Input
 - Steering Committee Review
 - Planning and Zoning Board Review
 - Commission Adoption of Plan, Zoning and Comprehensive Plan Amendments
- Staff Assisted
 - City Planning Staff
 - All Departments as needed



Timeline for the Central Beach Neighborhood Plan (CBNP)

- ✓ March 4, 2015 – Review of the Planning Process with Steering Committee
- ✓ April 11, 2015 – Neighborhood Meeting
- ✓ July 18, 2015 – Neighborhood Meeting
- August 22, 2015 (Tentative) – Neighborhood Meeting
- September-October 2015 – Steering Committee reviews Central Beach Neighborhood Plan (CBNP)
- October-November 2015 – Planning and Zoning Board reviews CBNP
- November - December 2015 – City Commission Adopts CBNP
- January – April 2016 – Steering Committee, P&Z Board, Reviews Zoning Amendments
- January – April 2016 – Steering Committee, P&Z Board, Volusia Growth Management Commission and State Reviews Comp Plan Amendments
- May – June 2016 City of New Smyrna Beach Commission Reviews and Adopts Comp Plan and Zoning Amendments



Previous Citizen Input

From public meetings, calls, email
and inquiry



Strengths - Highlights

- Centrally located, close to shops
- Committed residents; pride in community
- Historic and Old-Florida character
- Parks
- Arts-centered community
- Close proximity to beach & river access
- This is a community of walkers & bike riders



Weaknesses - Highlights

- Parking and Traffic gridlock
- Bike safety/Pedestrian safety
- Over-development of Flagler Ave
- Lack of maintenance of public facilities
- Out of control growth
- Disconnect between Residents and City Commissioners
- Flagler beach ramp congestion



Opportunities – Highlights

- Promote and strengthen historic character of city
- Preserve residential character
- Traffic calming measures throughout neighborhood
- Update Land Development Regulations
- Loop Trolley
- Increasing pedestrian, bike, electric car opportunities
- Encourage and educate about nature preservation
- Retain and expand public access to river and ocean



Threats - Highlights

- Neighborhoods used as parking alternative
- Taking away beach driving
- Free parking lots
- Rapid growth of Orland metropolitan area
- Developer entitlement mentality
- Losing the Charm of New Smyrna Beach
- High volume of SR44 traffic



Future Land Use and Zoning Review

Citizen Led Staff Assist



FUTURE LAND USE AND ZONING REVIEW

OVERVIEW OF PROCESS AND
SCHEDULE



BACKGROUND

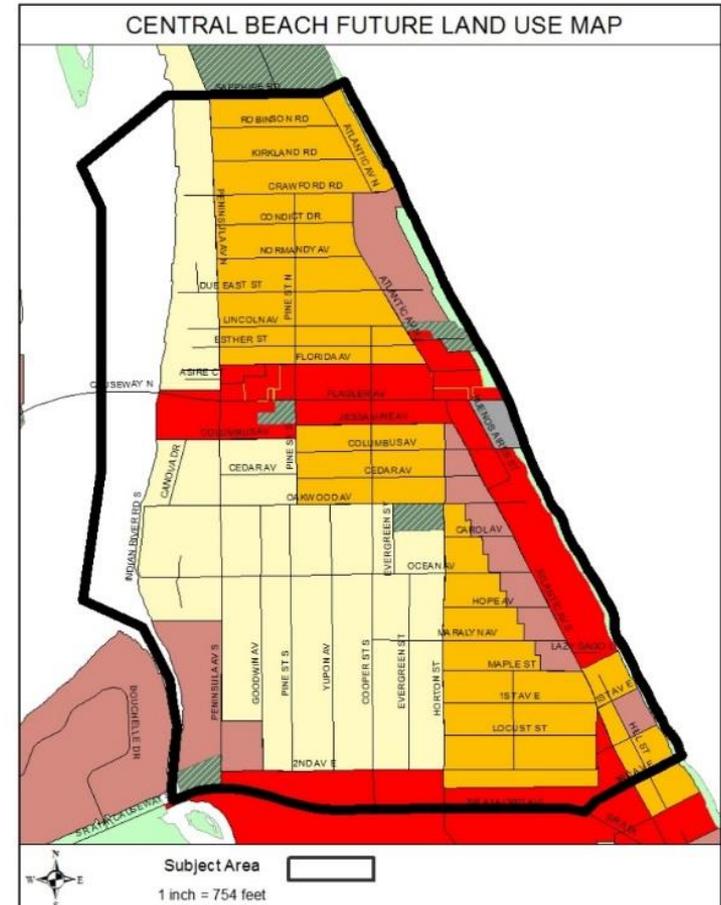
- Review based on petitions submitted by registered voters
- City Commission approved scope on June 23, 2015
- Study area includes:
 - Central Beach
 - Coronado Island
 - Canal / Downtown
 - Mainland Historic District
- To be completed by December 2015





FUTURE LAND USE CATEGORIES

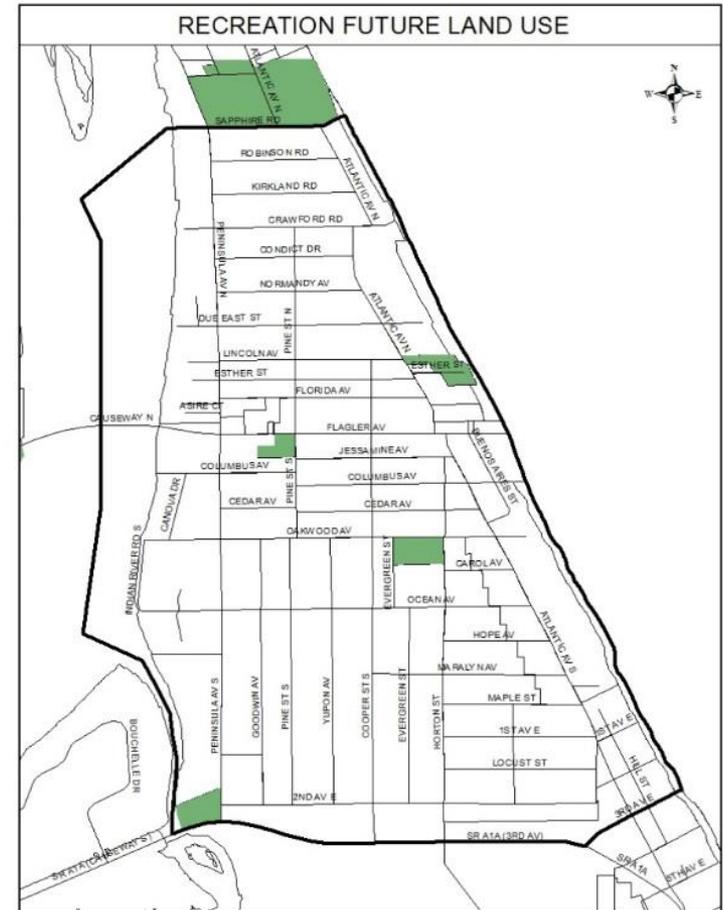
- Eight Future Land Use Categories within Central Beach:
 - Recreation
 - Conservation
 - Public Grounds & Buildings
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial





RECREATION

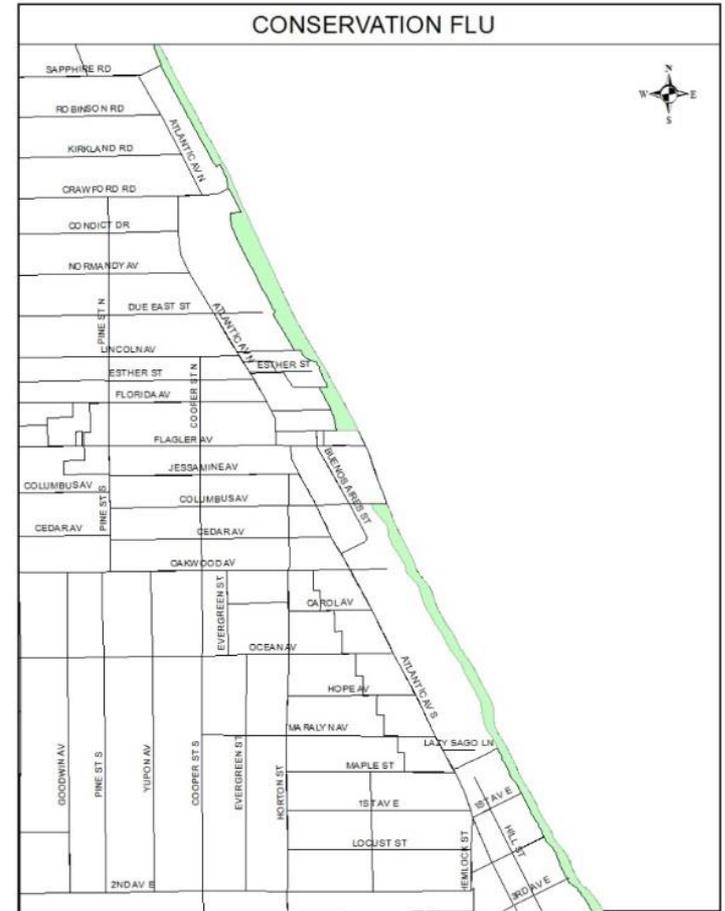
- TOTAL ACREAGE: 5.95
- TOTAL NUMBER PARCELS: 13
- MAX. PERMITTED RESIDENTIAL DENSITY: 0 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: 0.5





CONSERVATION

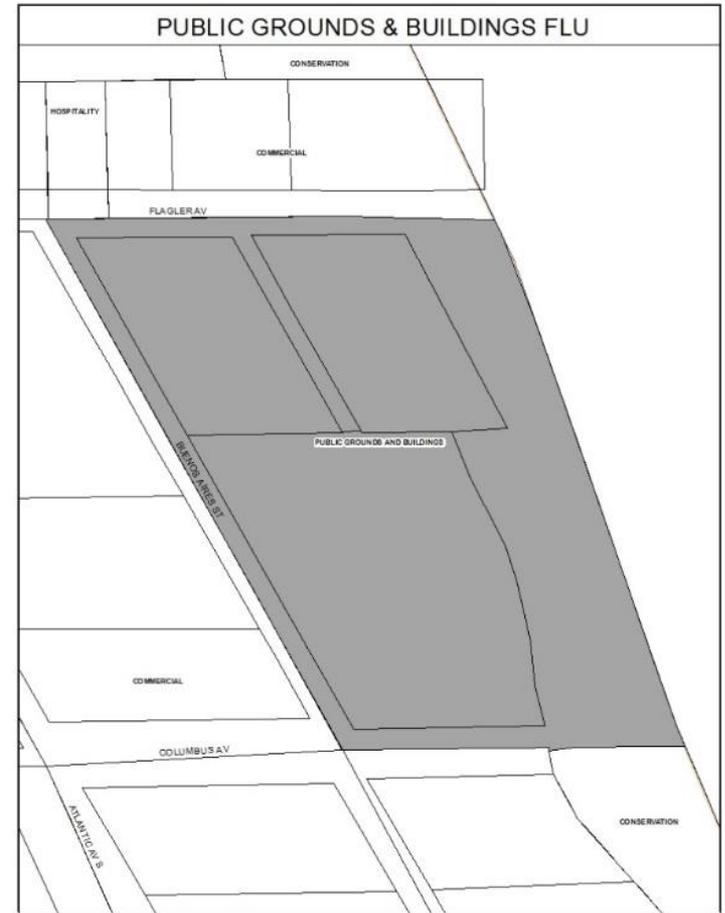
- TOTAL ACREAGE: 6.02
- TOTAL # PARCELS: 18
- MAXIMUM PERMITTED DENSITY: 0 UNITS / ACRE
- ACTUAL # EXISTING UNITS: 20
- AVERAGE DENSITY / ACRE: 3.32 UNITS/ACRE
- MAXIMUM HOTEL DENSITY: 0 ROOMS/ACRE
- MAXIMUM F.A.R.: 0.1
- MAX. SF PER F.A.R.: 26,224 SF
- ACTUAL BUILT SF: 0
- ACTUAL F.A.R.: 0.0





PUBLIC GROUNDS & BUILDINGS

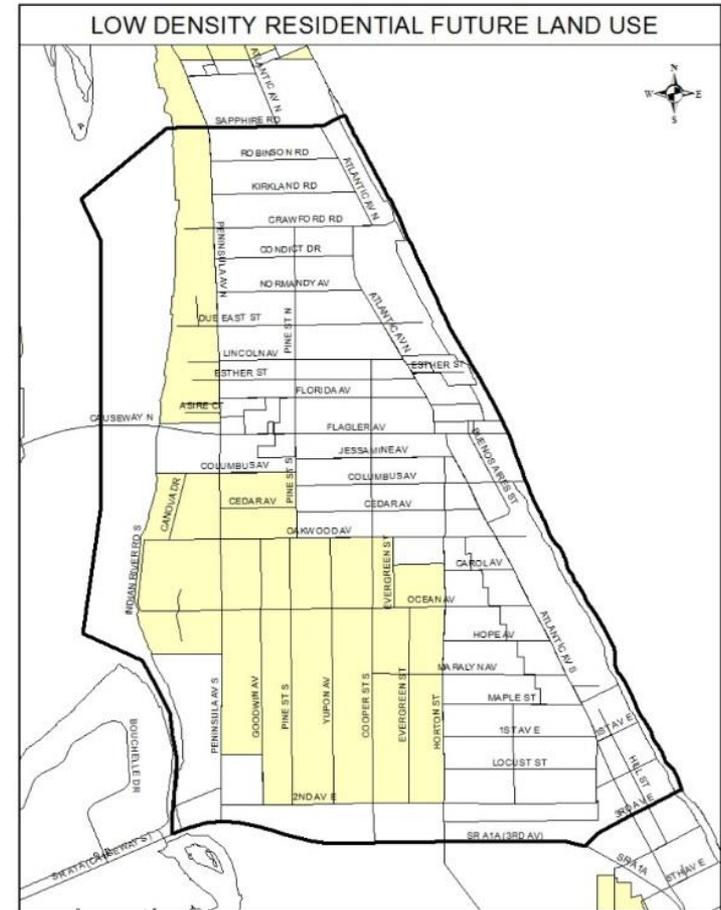
- TOTAL ACREAGE: 1.85
- TOTAL # PARCELS: 2
- MAXIMUM PERMITTED DENSITY: 0 UNITS / ACRE
- MAXIMUM HOTEL DENSITY: 0 UNITS/ACRE
- MAXIMUM F.A.R.: 1.0
- MAX. SF PER F.A.R.: 80,548 SF
- ACTUAL BUILT SF: 1,861
- ACTUAL F.A.R.: 0.02





LOW DENSITY RESIDENTIAL

- TOTAL ACREAGE:
118.48
- TOTAL NUMBER
PARCELS: 481
- MAX. PERMITTED
RESIDENTIAL DENSITY:
5 UNITS / ACRE
- MAX. PERMITTED
HOTEL DENSITY: 0
ROOMS / ACRE
- MAXIMUM F.A.R.: N/A





MEDIUM DENSITY RESIDENTIAL

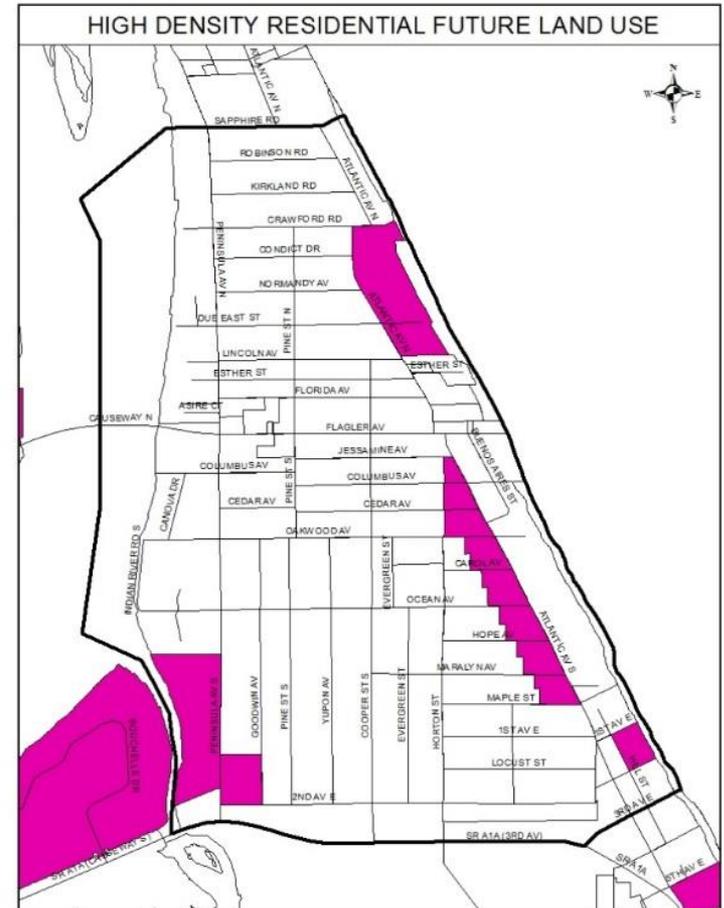
- TOTAL ACREAGE:
114.66
- TOTAL NUMBER
PARCELS: 732
- MAX. PERMITTED
RESIDENTIAL DENSITY:
8 UNITS / ACRE
- MAX. PERMITTED
HOTEL DENSITY: 0
ROOMS / ACRE
- MAXIMUM F.A.R.: N/A





HIGH DENSITY RESIDENTIAL

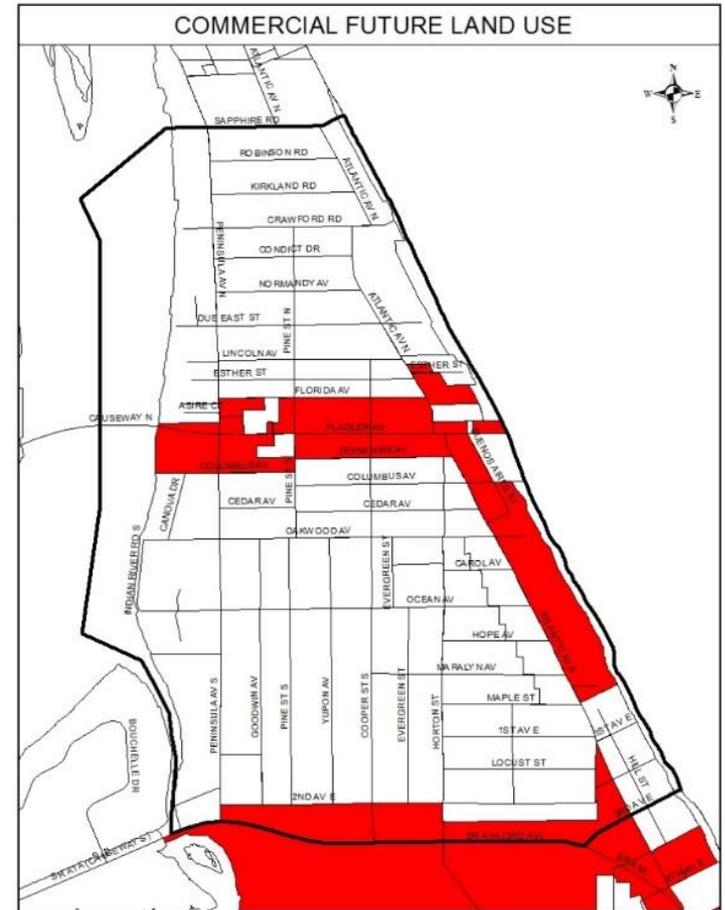
- TOTAL ACREAGE: 35.88
- TOTAL NUMBER PARCELS: 106
- MAX. PERMITTED RESIDENTIAL DENSITY: 12 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: N/A





COMMERCIAL

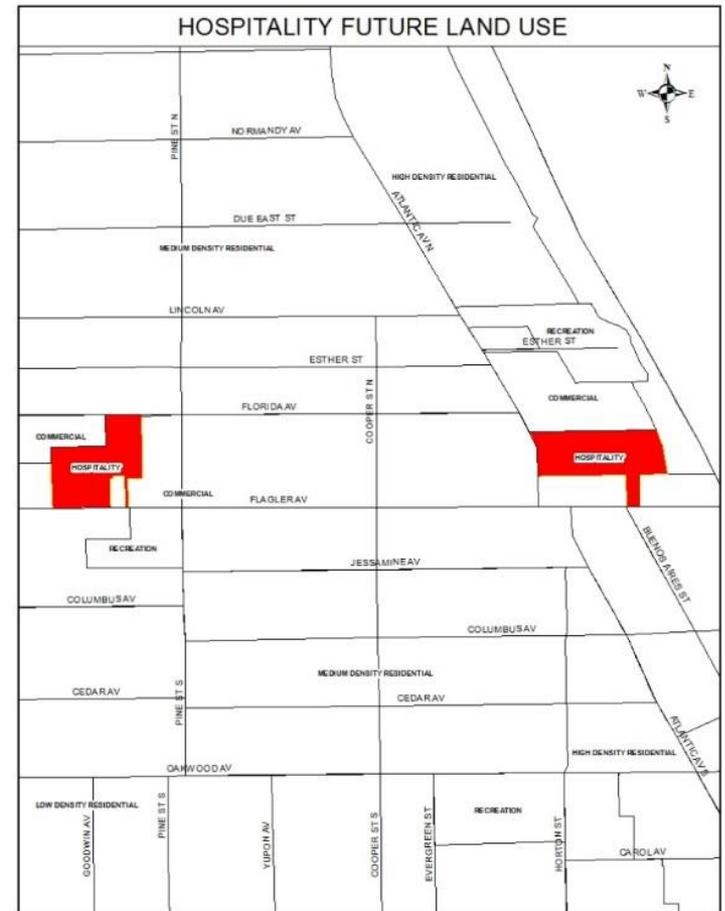
- TOTAL ACREAGE: 54.21
- TOTAL NUMBER PARCELS: 306
- MAX. PERMITTED RESIDENTIAL DENSITY: 12 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 24 ROOMS / ACRE
- MAXIMUM F.A.R.: 2.0





HOSPITALITY

- TOTAL ACREAGE: 3.322
- TOTAL # PARCELS: 7
- MAXIMUM PERMITTED DENSITY: 12 UNITS / ACRE
- ACTUAL # EXISTING UNITS: 0
- AVERAGE DENSITY / ACRE: 0 UNITS/ACRE
- MAXIMUM HOTEL DENSITY: 75 ROOMS/ACRE
- MAX. # ROOMS PER FLU: 249
- ACTUAL # ROOMS BUILT: 112
- ACTUAL HOTEL DENSITY: 61 ROOMS / ACRE
- MAXIMUM F.A.R. (HOTELS): 3.0
- MAX. HOTEL SF PER FLU: 410,731 SF
- ACTUAL HOTEL BUILT SF: 69,106
- ACTUAL HOTEL F.A.R.: 0.86
- MAXIMUM F.A.R. (OTHER COMMERCIAL): 2.0
- MAX. OTHER COMMERCIAL SF PER FLU: 289,437 SF
- ACTUAL HOTEL BUILT SF: 0
- ACTUAL HOTEL F.A.R.: 0.0





FUTURE LAND USE SUMMARY

- TOTAL PARCELS: 1,665
- TOTAL ACREAGE: 340.37
- All parcels are capped at a maximum residential density of 12 units / acre
- 1,213 parcels (73%) are already capped at 8 units / acre or less
- 313 commercial parcels, including Hospitality parcels
- 11.97 acres recreation and conservation land



NEXT STEPS

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



We Need Your Input



Your Goals

- What would be the ONE thing you would want to see for the Central Beach Neighborhood by July 2020?

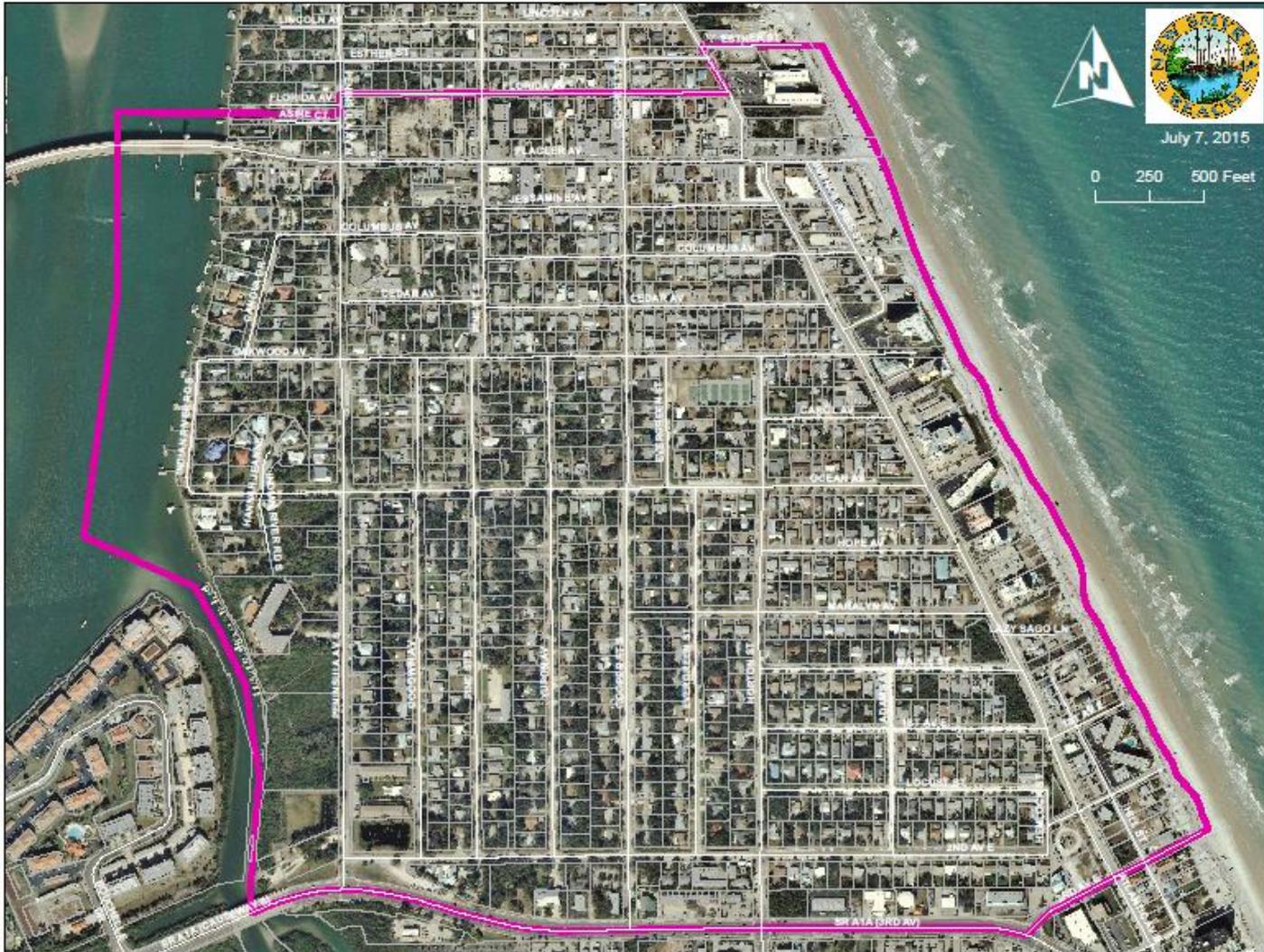


Boundaries

What do you see the limits of
“Central Beach”



Central Beach Neighborhood Alternative Option



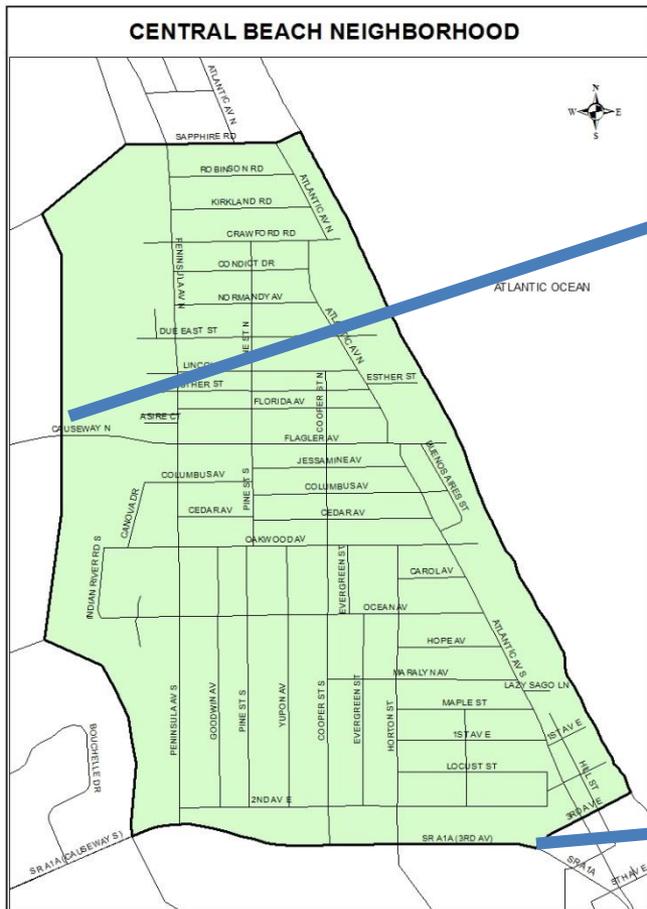


Central Beach Options Boundary Comparison

Need your vote

Comprehensive Plan Map

Alternative Option





Visioning

Homework



What is Your Perception of the Neighborhood Today?

July 11, 2015



Unique Business District?





City of New Smyrna Beach - www.cityofnsb.com

Charming Residential Neighborhood?





Eclectic Arts Neighborhood?





Neighborhood in Transition?





Recreation Destination?





How Do You See the Neighborhood in the Future?

July 11, 2020



What is a Vision Statement

- Reflects key trends and neighborhood values...
- Includes what to preserve or change...
- States a preferred scenario for the next 5 years...
- Easy to communicate...



Example One

By the year 2020, Central Beach will be a dynamic mixed use neighborhood. The residents of Central Beach will safely walk, bike and motor to unique boutique shops, enjoy access to our unique ecosystems, and access the waterways. The residents will encourage others to walk, bike, trolley, and motor to this unique destination and fully enjoy the same wonderful island lifestyle.



Example Two

By the year 2020, the Central Beach Neighborhood will be a visually pleasant, unique, mixed use community. The residents of Central Beach seek to showcase their neighborhood with others, so they also can enjoy this unique beach destination. The residents of Central Beach are committed to:

1. Safe, reasonable and supportable traffic and parking for all citizens.
2. Highest quality of public access to our water resources.
3. Well planned and thoughtful growth.
4. Promotion of our unique business district.
5. Improvement and maintenance of a first class neighborhood infrastructure.



Visioning Exercise

- Please provide any proposed vision statement to me by August 11, 2015
- sbapp@cityofnsb.com
- Drop it off in the City Hall Lobby – 210 Sams Ave, NSB, Florida



Questions and feedback please

Citizen Led Staff Assisted
Planning Effort



Next Step – Public Meeting #3

- Third Meeting Tasks (August 22, 2015 OR Vote on Venue Change)
 - Review Draft Vision Statement
 - Develop Action Plan
 - Develop Goals, Objectives, Policies