



Coronado Island Neighborhood Meeting #3 – July 18, 2015

The Coronado Island Neighborhood Plan
Citizen Led - Staff Assisted
Planning Effort



WELCOME

The Coronado Island Neighborhood Plan
Citizen Led - Staff Assisted
Planning Effort



Agenda

- Welcome and Introductions
- Previous Citizen Input
- Update on AOB Site
- Ongoing Future Land Use and Zoning Review
- Citizen Input to Staff
- Conclusion



Neighborhood Plan Update

The Coronado Island Neighborhood Plan
Citizen Led - Staff Assisted
Planning Effort



“Why we are doing this”

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.



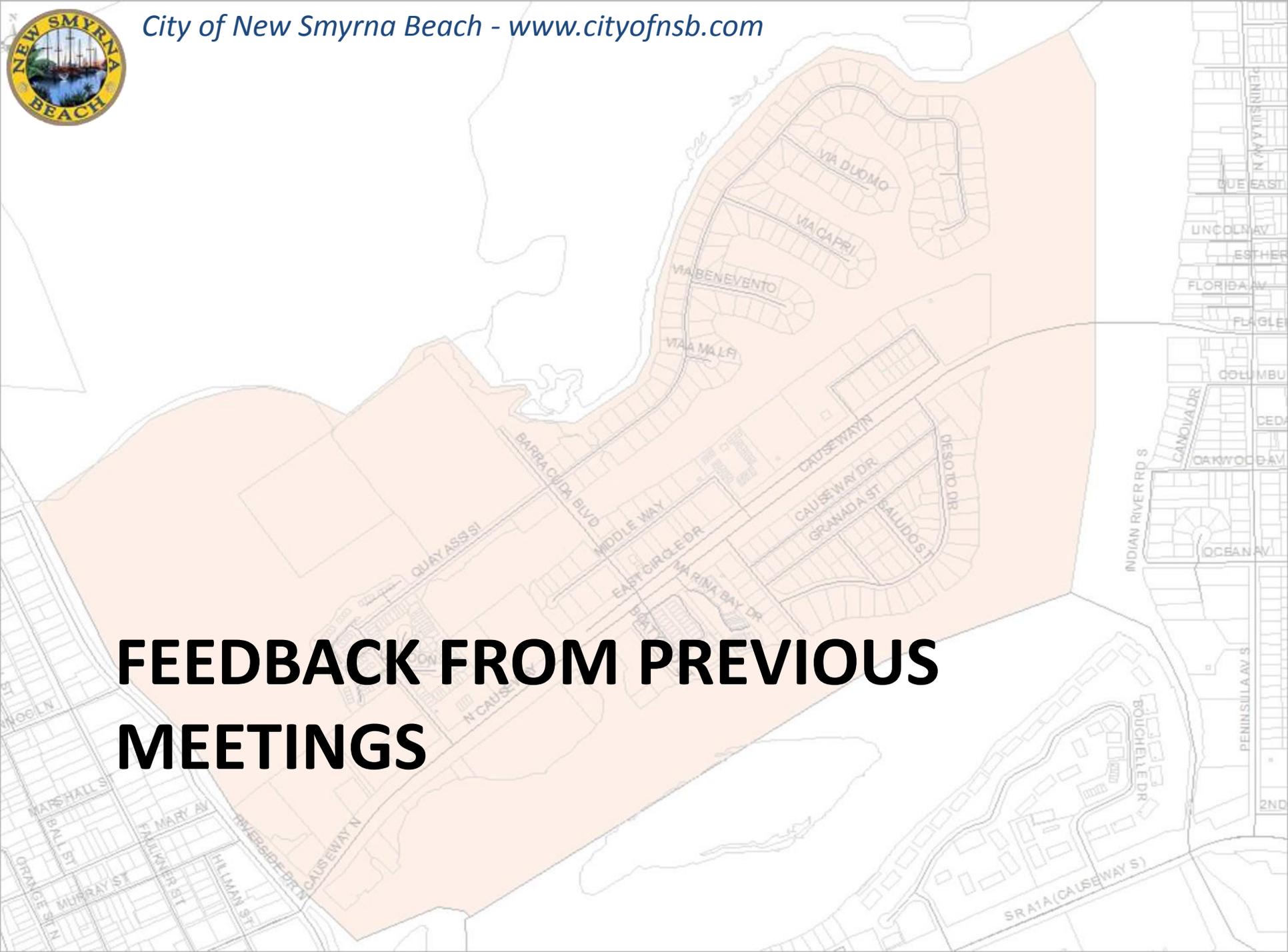
Near Term Planning Timeline

- ✓ February 7, 2015 - Kick Off Meeting
- ✓ March 14, 2015 - Second Neighborhood Meeting
- ➔ July 18, 2015 - Third Neighborhood Meeting
 - August – September 2015 – Fourth Neighborhood Meeting (review recommendations)
 - August-September 2015 – Neighborhood Council Reviews Neighborhood Plan



Future Planning Timeline

- Sep-Oct 2015 – P&Z Reviews Neighborhood Plan
- Nov-Dec 2015 - Commission Reviews and Adopts Neighborhood Plan
- December 2015 - March 2016 – Neighborhood Council, P&Z, City Commission Reviews Comp Plan & Zoning Amendments; State reviews Comp Plan amendments
- April – May 2016 Commission Reviews and Adopts Comp Plan and Zoning Amendments



FEEDBACK FROM PREVIOUS MEETINGS

Map labels include: VIA DUOMO, VIA CAPRI, VIA BENEVENTO, VIA MALFI, BARRACUDA BLVD, QUAY ASSI ST, MIDDLE WAY, EAST GIRGLE DR, CAUSEWAYIN, CAUSEWAY DR, GRANADA ST, DESOTO DR, CANOVA DR, OAKWOOD DR, OCEAN AV, INDIAN RIVER RD S, PENINSULA AV S, BOUCHELLE DR, SRA1A (CAUSEWAY S), MARSHALL S, MARY AV, FAULKNER ST, HILLMAN ST, TRIEREBIDE DR N, CALSEWAY N, MURRAY ST, GRACE ST N, PENINSULA AV N, QUE EAST, UNCOLN WAY, ESTHER, FLORIDA AV, FLAGLE, COLUMBU, CEDAR, 2ND



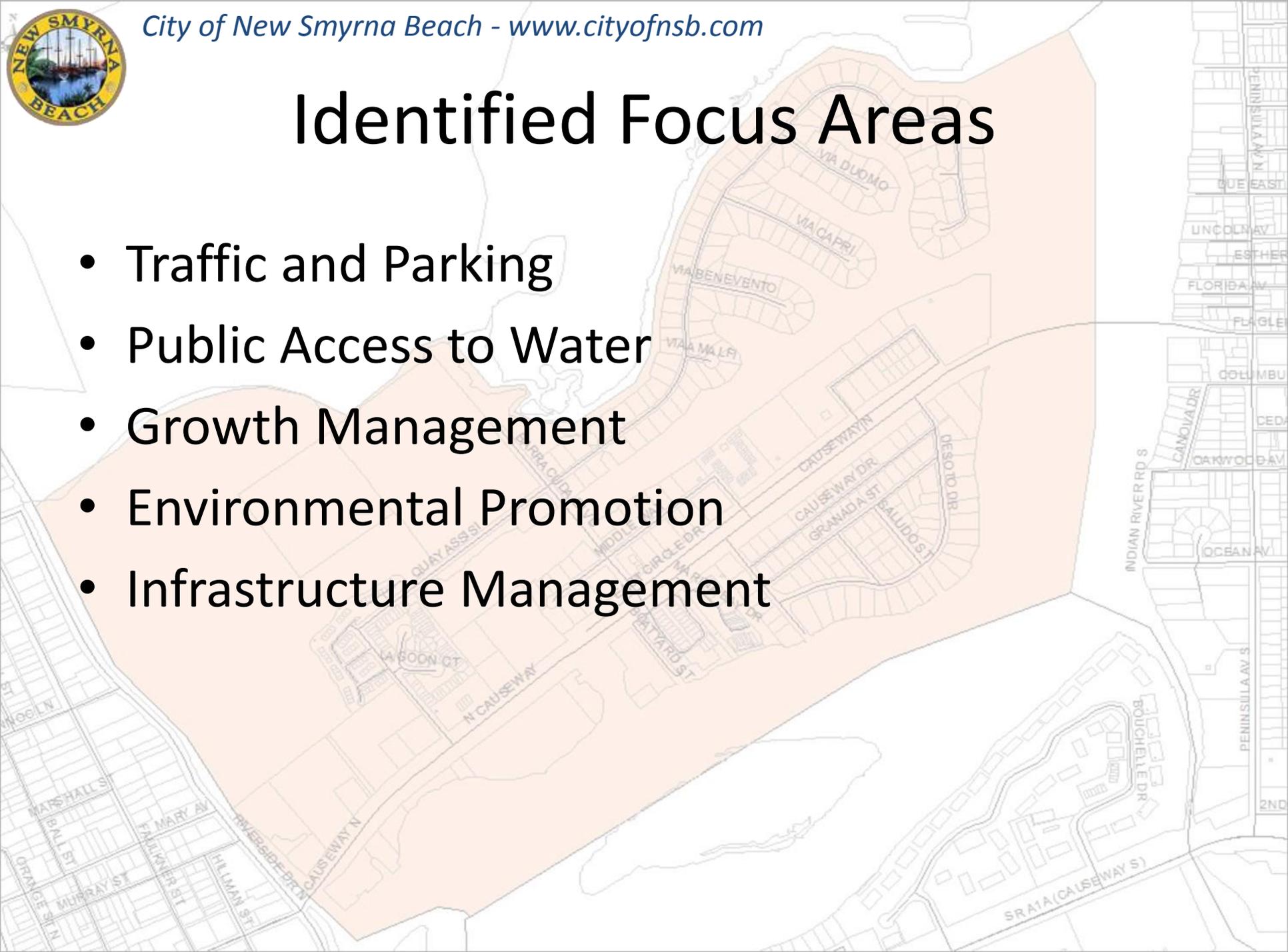
Coronado Island Neighborhood SWOT Analysis

<p><u>Strengths</u></p> <ul style="list-style-type: none">•Unique Waterfront Neighborhood•Link Between the Two Downtowns•Walking Access•Good Mix of Commercial and Residential•Good Mix of Full Time/Part Time Residents•Boating Access	<p><u>Weaknesses</u></p> <ul style="list-style-type: none">•Traffic and Parking•Swales/Drainage•Protection of Public Access•Water Management•Above Ground Utilities•Lack of Neighborhood Identity
<p><u>Opportunities</u></p> <ul style="list-style-type: none">•Development Overlay Zone•Underground Utilities•Reduced Speed Limit to Allow All Vehicle Types•Eco-Tourism•Expanding Walking Trails With New Development•Boutique Shopping•Public Waterfront on Any New Development•Old Florida Style Upscale Grocery Store•Info Technology - Beach/Parking/Boating Status	<p><u>Threats</u></p> <ul style="list-style-type: none">•Dollar Stores•Convenience Store Franchises•Unmanaged Growth•Lack of Maintenance on Existing and New Projects•Fast Food Restaurants



Identified Focus Areas

- Traffic and Parking
- Public Access to Water
- Growth Management
- Environmental Promotion
- Infrastructure Management





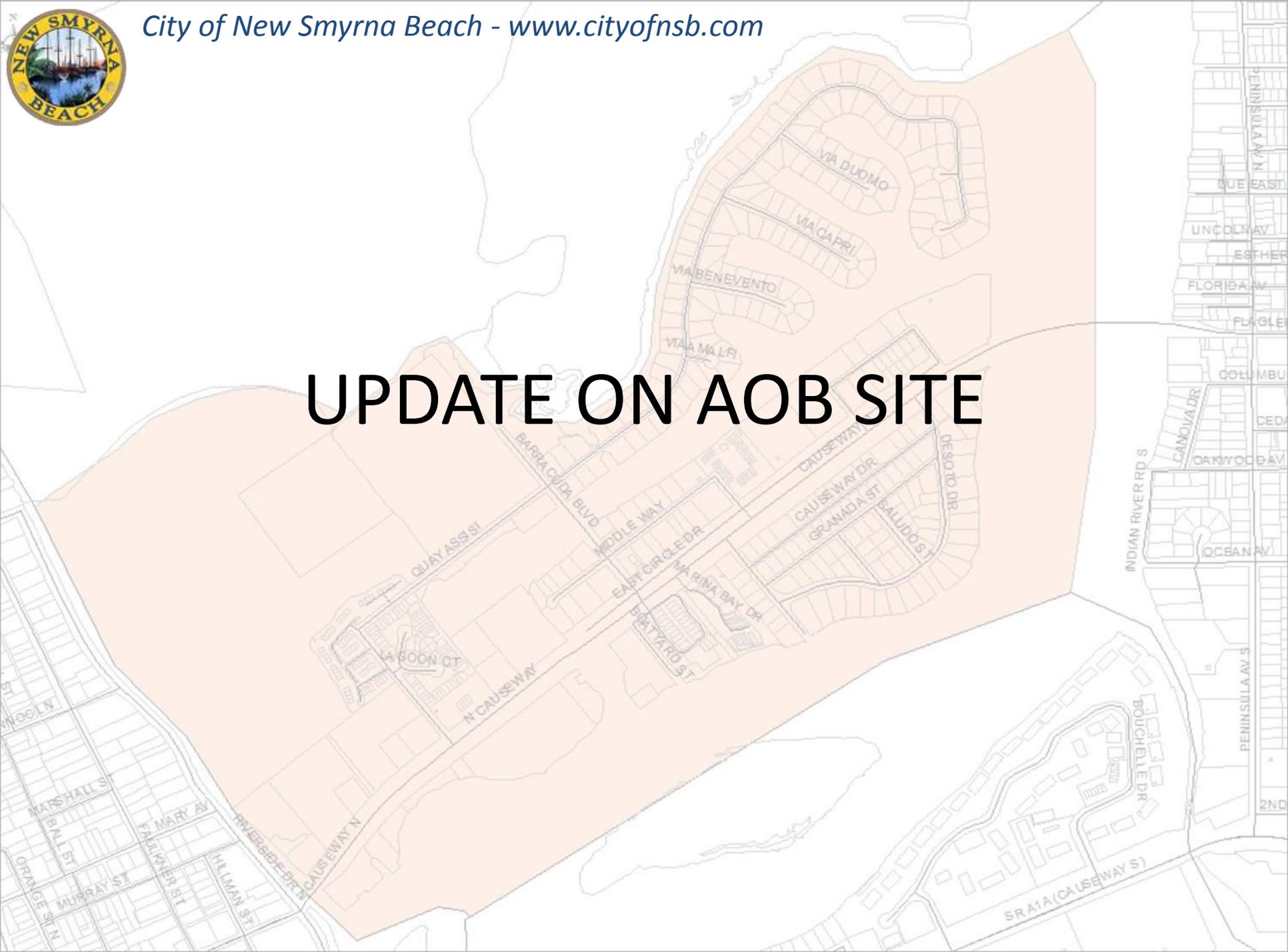
Vision Statement

From Public Input and NHC

By the year 2020, Coronado Island will be a primarily low density , individually-owned residential neighborhood with complementary businesses and institutions. It will celebrate its unique ecosystems, its waterway access and its eco-organizations. Coronado Island's multi-generational residents will safely walk, bike and motor within the neighborhood and enjoy safe, convenient connections with adjacent neighborhoods. We will develop and redevelop consistent with maintaining the character and value of the neighborhood, incorporating abundant and environmentally sensitive recreational opportunities. New development and redevelopment of multi-family or commercial properties will be encouraged to be built in the Florida Vernacular architectural style.



UPDATE ON AOB SITE

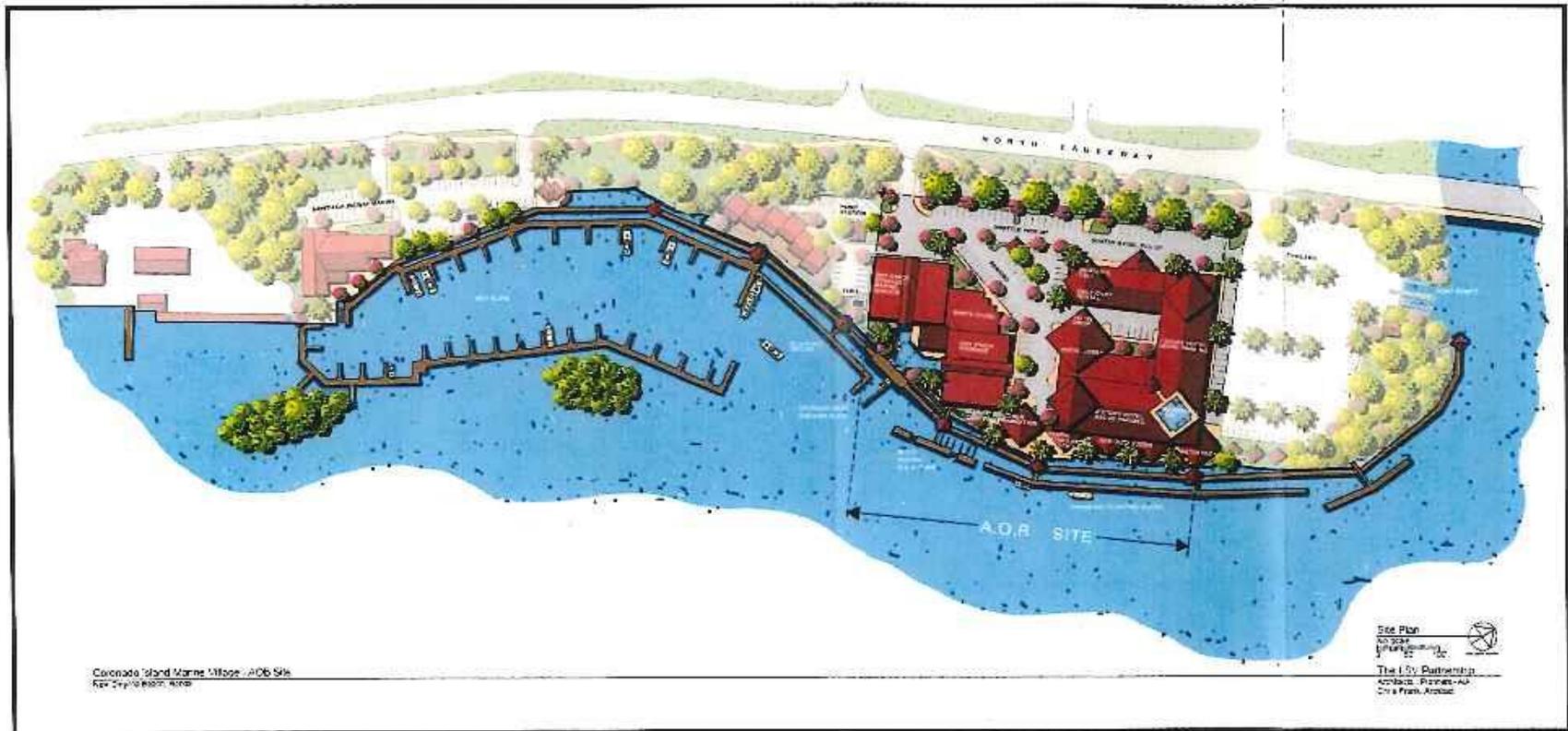




TIMEFRAME

- June 9, 2015: City Commission authorizes staff to begin negotiations with representatives of Coronado Island Marine Village
- June 30, 2015: First negotiation meeting
- July 13, 2015: Meeting with Planning Manager to discuss land development process and timeframes
- July 22, 2015: Second negotiation meeting, 3:00 p.m., City Commission Chambers. Public welcome to attend.

CONCEPTUAL PLAN – OVERVIEW (AOB SITE DELINIATED)



Colorado Island Marine Village / AOB Site
App. 2/19/18 (Rev. 4/18)

Site Plan
Scale: 1" = 100'
The City Partnership
Architect: Pomeroy + Associates
City of Frank, Arkansas

CONCEPTUAL PLAN – EASTERLY VIEW FROM NORTH CAUSEWAY



CONCEPTUAL PLAN – WESTERLY VIEW OF NORTH CAUSEWAY MARINA



CONCEPTUAL PLAN – VIEW ALONG THE RIVER FROM THE AREA OF THE HOTEL



CONCEPTUAL PLAN – VIEW ALONG THE RIVER FROM THE AREA OF THE HOTEL



CONCEPTUAL PLAN – VIEW FROM THE RIVER



Coronado Island Marine Village - From the Bow
New Smyrna Beach, Florida

The LSV Partnership
Architects / Planners - AIA
Chris Frank, Architect

WYNDHAM HOTEL – MODEL OF PROPOSE HOTEL





FUTURE LAND USE AND ZONING REVIEW

OVERVIEW OF PROCESS AND SCHEDULE





BACKGROUND

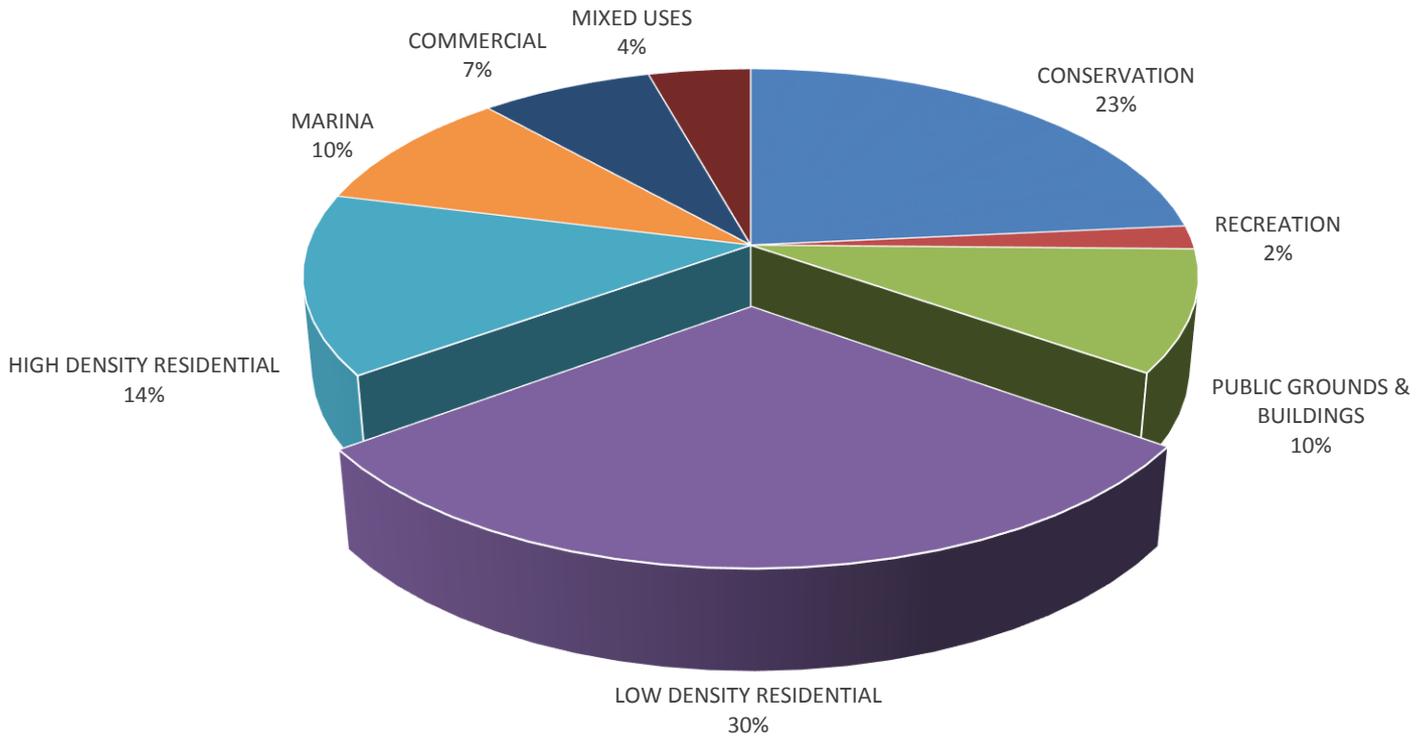
- Review based on petition drive by registered voters
- City Commission approved scope on June 23, 2015
- Study area includes:
 - Central Beach
 - Coronado Island
 - Canal / Downtown
 - Mainland Historic District
- To be completed by December 2015





FUTURE LAND USE CATEGORIES

LAND USE PERCENTAGES

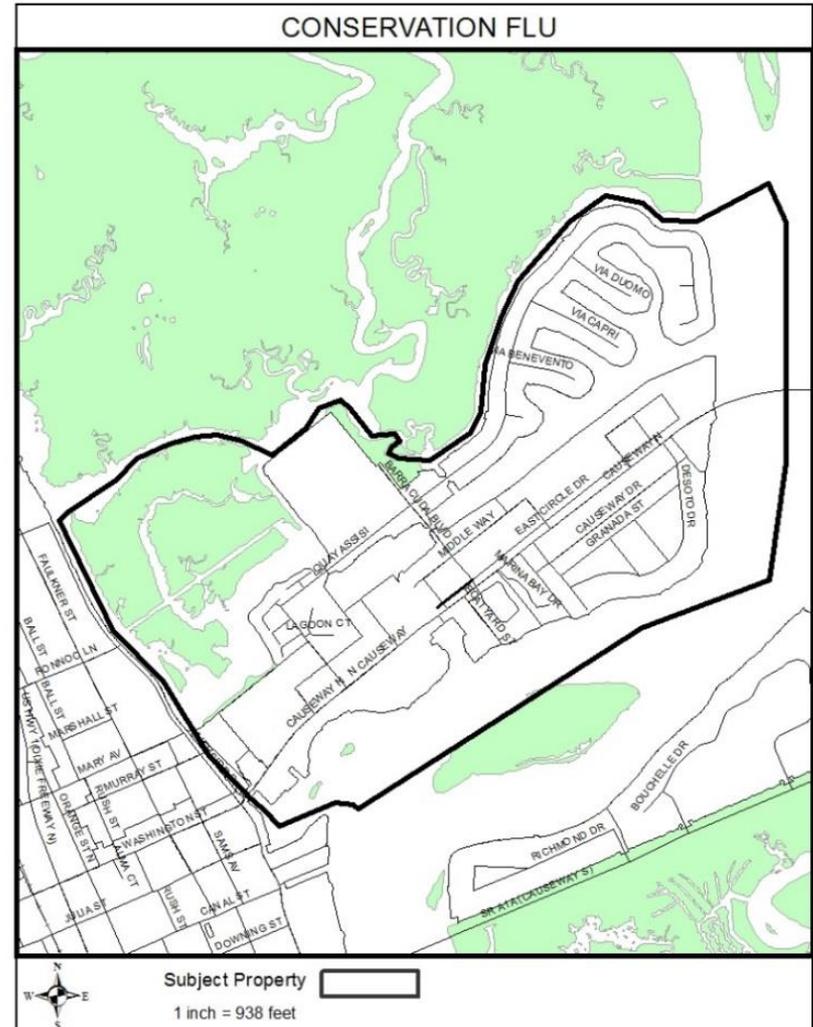


- TOTAL PARCELS: 611
- TOTAL ACREAGE: 252.71



CONSERVATION

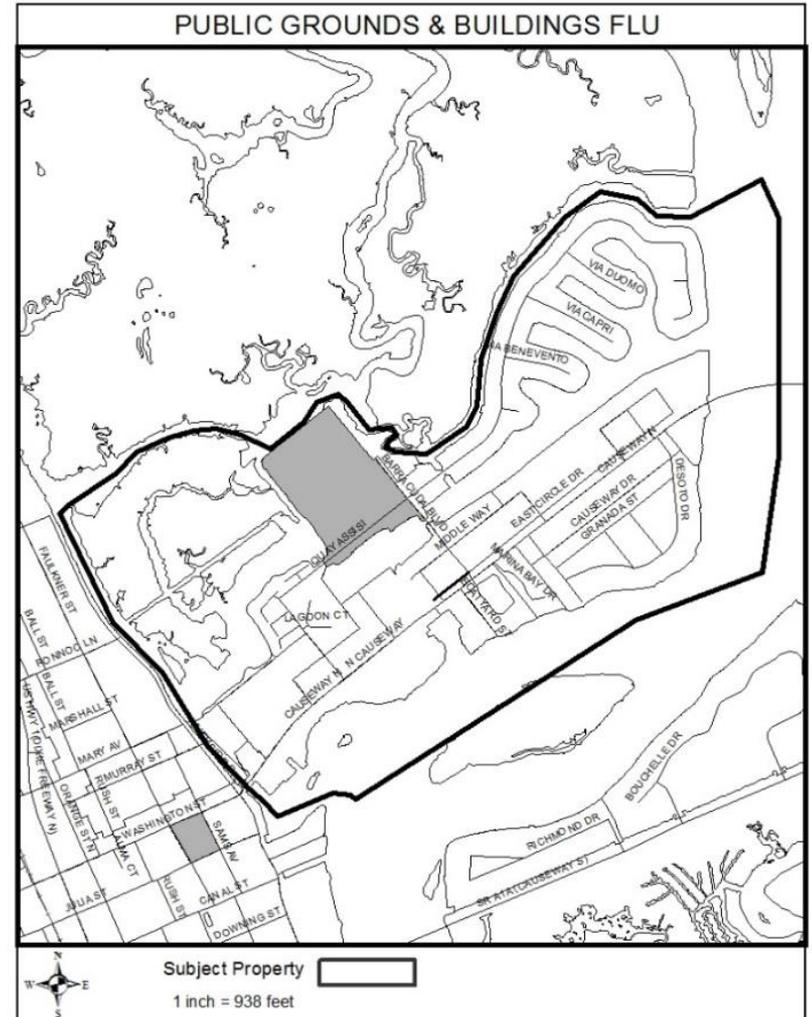
- TOTAL ACREAGE: 59.31
- TOTAL # PARCELS: 8
- MAXIMUM PERMITTED DENSITY: 0 UNITS / ACRE
- MAXIMUM HOTEL DENSITY: 0 ROOMS/ACRE
- MAXIMUM F.A.R.: 0.1





PUBLIC GROUNDS & BUILDINGS

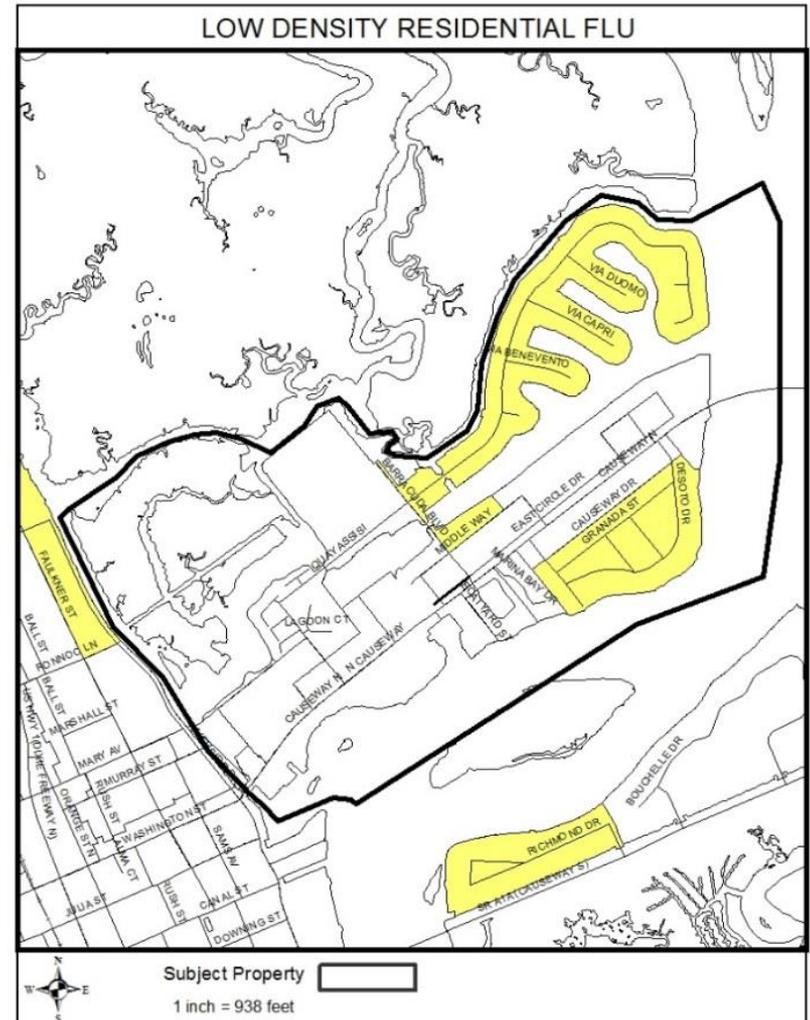
- TOTAL ACREAGE: 23.96
- TOTAL # PARCELS: 5
- MAXIMUM PERMITTED DENSITY: 0 UNITS / ACRE
- MAXIMUM HOTEL DENSITY: 0 UNITS/ACRE
- MAXIMUM F.A.R.: 1.0





LOW DENSITY RESIDENTIAL

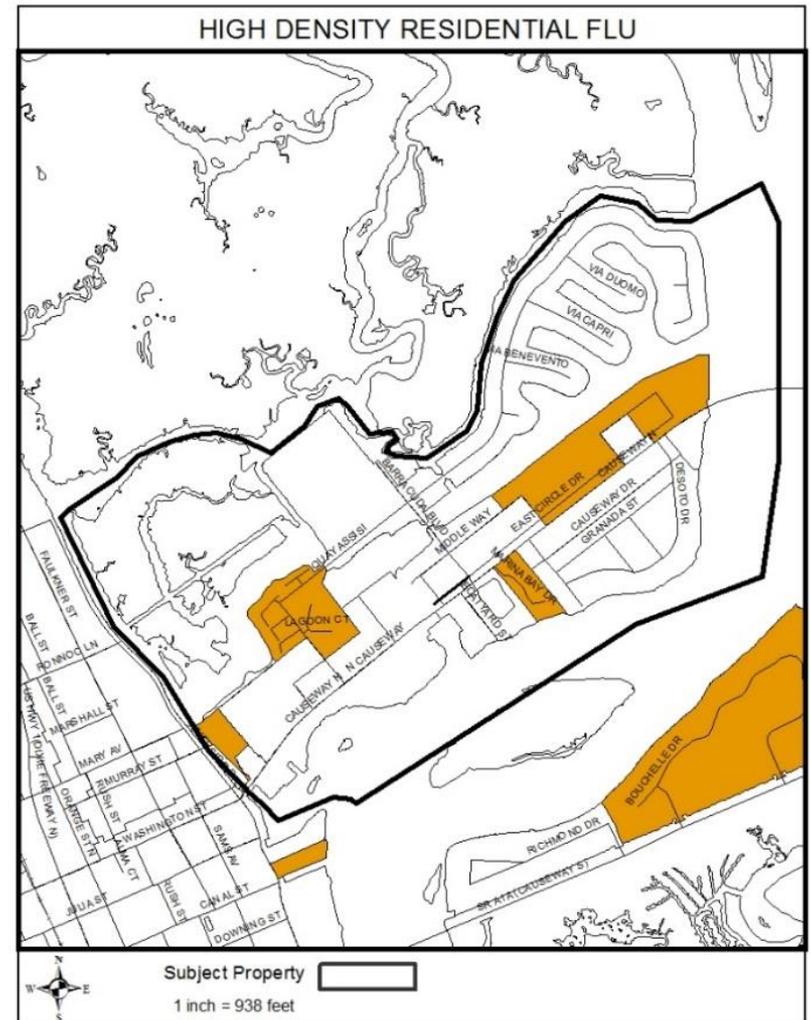
- TOTAL ACREAGE: 76.39
- TOTAL NUMBER PARCELS: 235
- MAX. PERMITTED RESIDENTIAL DENSITY: 5 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: N/A





HIGH DENSITY RESIDENTIAL

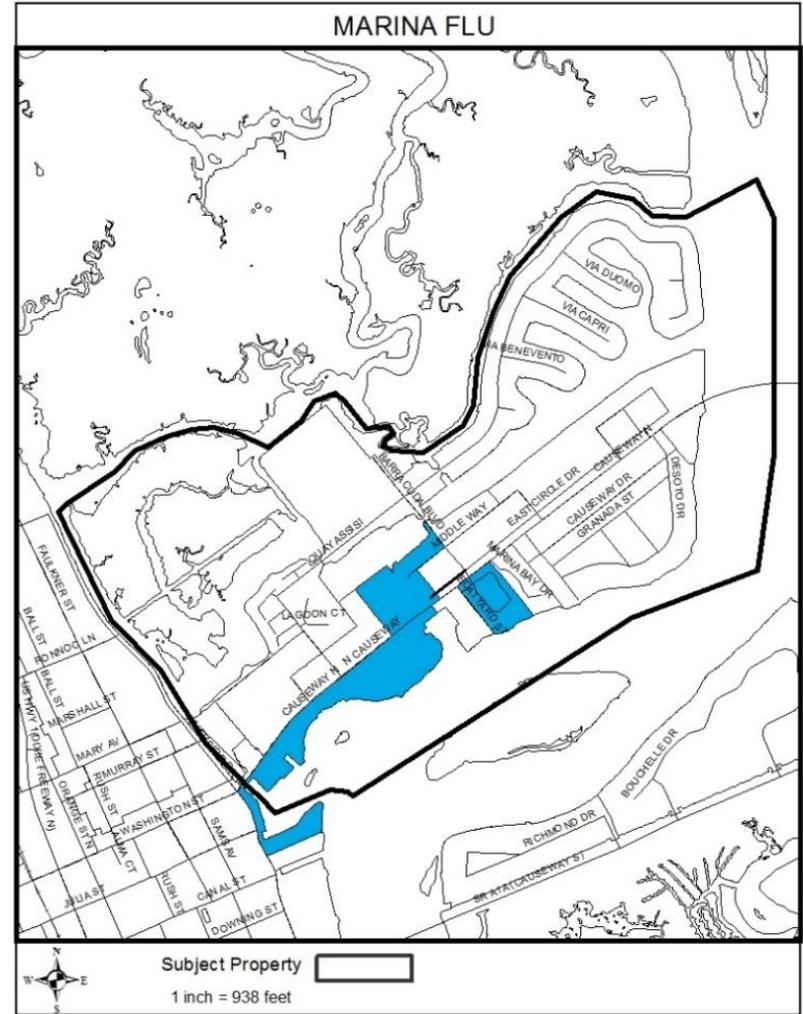
- TOTAL ACREAGE: 35.42
- TOTAL NUMBER PARCELS: 249
- MAX. PERMITTED RESIDENTIAL DENSITY: 18 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 0 ROOMS / ACRE
- MAXIMUM F.A.R.: N/A





MARINA

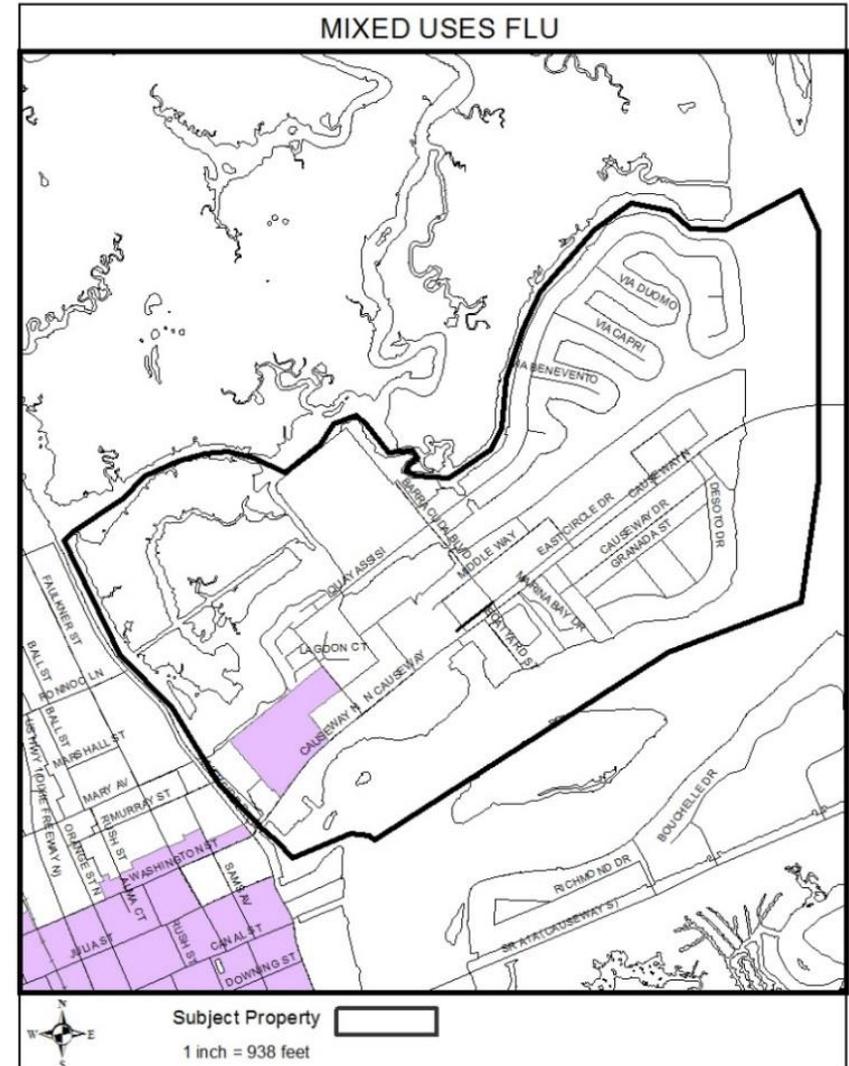
- TOTAL ACREAGE: 24.01
- TOTAL NUMBER PARCELS: 47
- MAX. PERMITTED RESIDENTIAL DENSITY: 8 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 48 ROOMS / ACRE
- MAXIMUM F.A.R.: 1.5





MIXED USES

- TOTAL ACREAGE: 10.76
- TOTAL NUMBER PARCELS: 6
- MAX. PERMITTED RESIDENTIAL DENSITY: 18 UNITS / ACRE
- MAX. PERMITTED HOTEL DENSITY: 24 ROOMS / ACRE
- MAXIMUM F.A.R.: 6.5





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**



Tasks and Action Steps

Task - Traffic and Parking	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist
Establish a City Trolley					
Central Parking for Trolley/Shuttle					
Citywide parking/beach/boat sensor system - tied to alert system consisting of long range info boards and smart phone apps					
Implement payment system for boat launch and parking					
Task - Public Access	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist
Notification for Full Boat Launch					
Signage to divert boats to Swoope					
Public walking paths along river in new developments					
Offer resident (City and County) discounted boat/parking passes					
Tie walking trails of River Walk, MDC, AOB into streets and The Loop					
Task - Growth	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist
Ensure proper density					
Ensure proper height					
Architectural Design Guidelines					
Maintain mix of businesses to residences					
Attract boutique shops					
Attract boutique grocery store (publix/whole foods like) in Old Florida Design					
Continue to support local businesses					

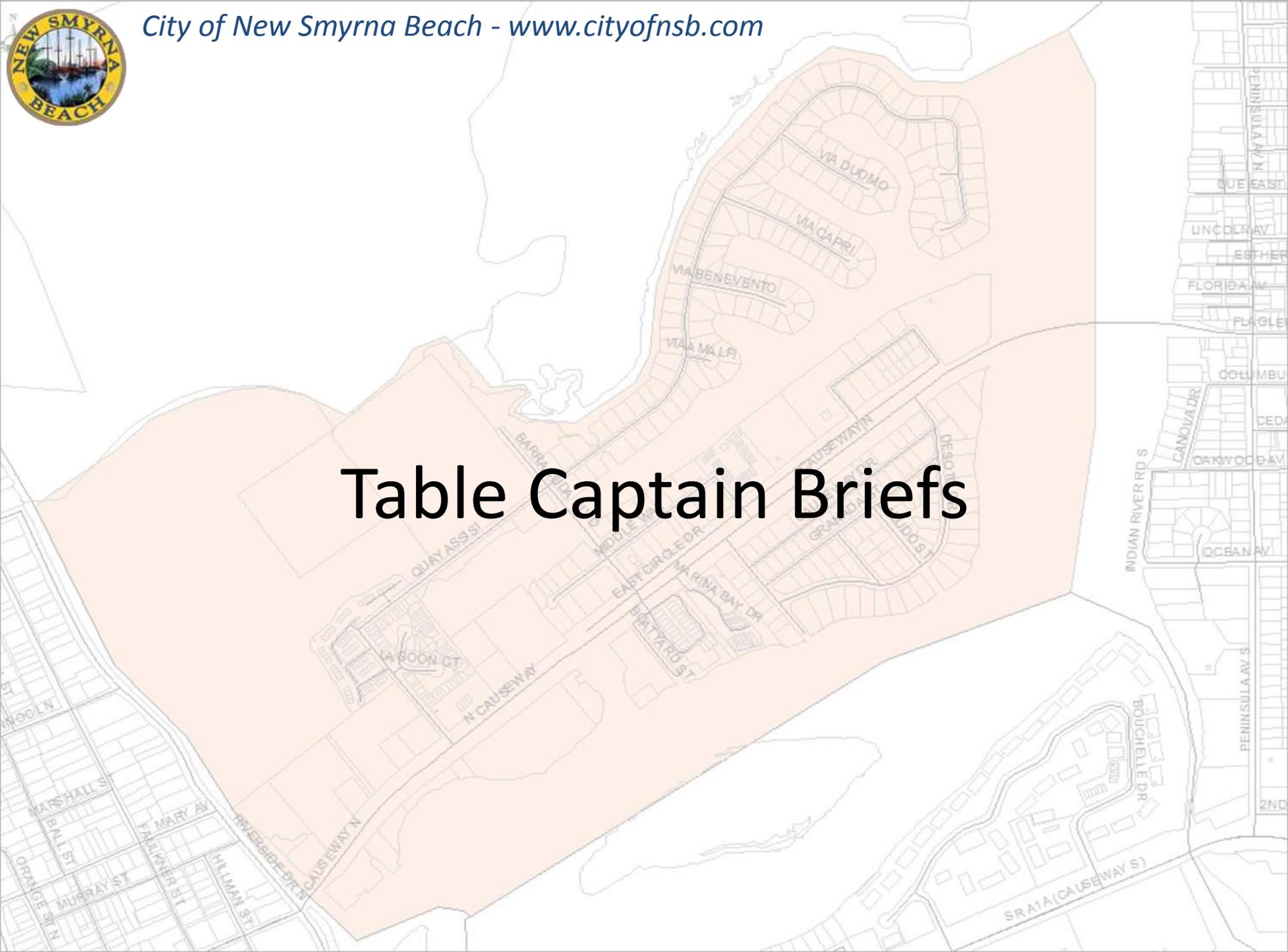


Tasks and Action Steps

Task - Environmental	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist
Encourage Eco Tourism					
Maintain Quality Waterways					
Plant wild Flowers in swales					
Work with FDOT/SJWMD for aesthetic solution to swales					
Work with MDC and Edgewater to develop SE Volusia Eco-Paddle Route					
Work to get word out on MDC. Leverage what they have.					
Establish an Eco-Fusion Center at MDC					
Task Infrastructure	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist
Build gateway feature for Coronado Island					
Build unique lighting and neighborhood signs					
Place Utilities Underground					
Work with FDOT to place key pedestrian cross walks					
Plant heavy foliage to mask parking lots					
Work with UCNSB on west end pipe redesign					
Beutify bridges with common theme, color, material, etc.					
Ensure maintenance of existing and new infrastructure projects					
Tie in new development walking trails with The Loop, Boating and Eco Tourism Loops					



Table Captain Briefs





Public Comments and Questions

