

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

**To:** Mayor and City Commission

**From:** Pam Brangaccio, City Manager *PAB*

**Re:** City Manager's Report – August 25, 2015

**Date:** August 14, 2015

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Please see attached the updated schedule for the planned sidewalks currently in the Design phase with additional details on the start of construction and completion.

Faith Miller, Maintenance Operations Director, was notified by Thomas Drake, with FRA that their travel funds for the current fiscal year have been depleted so the visit planned in September to review the Railroad Quiet Zone application, will be delayed until after October 1<sup>st</sup>, when the new fiscal year begins. Mr. Drake will review the data that was provided to him and set up a conference call with Ms. Miller to discuss possibilities, until the on-site inspection can take place.

The Executive Director of the Lake Nona YMCA Family Center, Nancy Bryant, has confirmed September 16 at 11:00 am for the tour of the Northlake Community School and the YMCA. Attendees scheduled to attend are myself, Mayor Hathaway, Tracey Barlow, Edgewater City Manager, Jack Corder, Edgewater Leisure Services Director, Linda Cuthbert, School Board Member, Dr. Beattie, Principal, Chisholm Elementary, Teresa Rand, Executive Director, Volusia YMCA, Suzanne Kosmas, and Dr. Lionel Long. The group will be touring with the Assistant Principal, Tiffany Griffin.

Please see the attached Preliminary Population Estimate of 24,285 permanent New Smyrna Beach residents as of April 1 2015, submitted by the Bureau of Economic and Business Research at the University of Florida.

The Deputy County Manager will be discussing the possible sales tax on transportation with the City Managers and the business community at the Volusia Manager's Association Luncheon on Wednesday, August 26<sup>th</sup>.

The updated project schedule for the Parking Kiosk installation and implementation is attached; along with the proposed signage information, and the artwork for the parking pass (decal). Also attached is the rack card explaining the program which will be mailed in the October UC bills and also be distributed by parking ambassadors at the start of the program. Passport will be working with the kiosk vendor to handle credit card payment and enforcement notices. The parking ambassadors have been hired and trained.

City staff will be meeting on site with ECHO staff to review modifications that will allow the Holland Park project to move forward. Attached are the marked up plan images to illustrate the requested adjustments and the comparative cost estimate.

At the Town Hall Meeting on Tuesday, August 19<sup>th</sup> an overview of the proposed FY 2015-2016 Budget was available, with various city departments available to answer questions.

Attached is the August 2015 Economic Development Newsletter outlining commercial and residential projects underway in the City. Tony Otte prepares the report monthly for distribution

A meeting took place this week with the School Board staff on the "new" Chisholm Elementary School. An RFP for an architect will be released January 2016.

Additional meetings were held with the Council on Aging and the YMCA CEO; and ECHO staff on funding for the Live Oak Activity Center, as well as renovations to the Woman's Club.

A conference call was held with Clarence McCloud, Director of Campus Services to discuss new programs at the Daytona State College South Campus.

Please see attached the First Baptist Church Structural Analysis Report. A meeting to review the report with TLC Engineering and the architect will be held on August 20<sup>th</sup>.

Staff will be meeting August 21<sup>th</sup> with the Executive Director, Sandy Bishop, President Jim Mather and President Elect, Jake Hickson of the Volusia Building Industry Association to discuss the relocation of the Building Department.

A ribbon cutting ceremony for the new home side bleachers at the Football Stadium, will be Friday, August 21<sup>st</sup> at 6:00 pm prior to the first NSBHS football game of the year. Also in attendance will be Volusia County School Board members, and New Smyrna Beach High School representatives.

Planning is underway to work with Edgewater and Volusia County on the extension of the multi-use trail, from Edgewater to the North Causeway. A meeting is scheduled with the three parties next week. This effort was funded by the Volusia County Council utilizing Echo funds.

The City will be presenting at Team Volusia Board Meeting on August 25<sup>th</sup> regarding our Economic Development efforts. A copy of the PowerPoint presentation is attached.

A Community Forum sponsored by the New Smyrna Beach Westside Ministerial Alliance will be held at the Babe James Community Center, at 6:30 pm on August 31<sup>st</sup> and speakers will include NSB Police Chief Mike Coffin, Volusia County Sheriff Ben Johnson, Volusia County Superintendent, James Russell, and School Board Member Linda Cuthbert. And Mayor Hathaway.

Should you have any questions or need additional information or clarification, on any of the items presented in this report, please let me know.

**Kosorok, Tammy**

**From:** Brangaccio, Pam  
**Sent:** Tuesday, August 11, 2015 2:24 PM  
**To:** Kosorok, Tammy  
**Subject:** FW: Sidewalks

**CM Report for August 25<sup>th</sup>.**

**From:** Updike, Michelle  
**Sent:** Monday, August 10, 2015 2:02 PM  
**To:** Brangaccio, Pam <pbrangaccio@cityofnsb.com>; Reiker, Judy <jrieker@cityofnsb.com>  
**Subject:** RE: Sidewalks

Judy-

Below are the planned sidewalks currently in Design phase along with a bit more detail on the schedule for completion/start of construction. Let me know if you have any specific questions.

<b>(Zone 1)</b>		<b>From - To</b>	<b>SCHEDULE</b>
<b>Roadway</b>			
<b>N. Pine Street</b>	Flagler Ave. - Crawford St.		JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
<b>S. Pine Street</b>	E. 2nd Ave - Ocean Ave.		<b>60% Design complete – 100% Design complete late August. Target Sept. Construction</b>
<b>S. Cooper Street</b>	E. 2nd Ave. - Ocean Ave.		<b>Design complete late September. Target October Construction with Traffic Calming</b>
<b>(Zone 2)</b>			
<b>Roadway</b>		<b>From - To</b>	<b>SCHEDULE</b>
<b>Magnolia St. – TPO \$</b>	6th St. - 10th St.		<b>November Design Completion Target (or sooner)</b>
<b>Anderson St.</b>	Palmetto St. - US 1		JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting

**(Zone 3)**

Roadway	From - To	SCHEDULE
Turnbull Street	Eleanore Ave. - Turnbull Bay Rd.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
Ponce Street	Pat Ave. - Turnbull St.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
Handley Drive	Marcel St. - Dougherty St.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
Industrial Park Ave.	US 1 - Turnbull Bay Rd.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
Inlet Shores Drive	US 1 - Cunningham Dr.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting

**(Zone 4)**

Roadway	From - To	SCHEDULE
Brooks Ave.	Enterprise Ave. - Greenlawn St.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
Ronnoc Lane	Sheldon St. - Palm St.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting
Chisholm Street	Meadow Wood St. - Field St.	JANUARY 2016 DESIGN COMPLETION. OCT/NOV. Public meeting

PRELIMINARY POPULATION ESTIMATE (PERMANENT RESIDENTS) APRIL 1, 2015

CENSUS 4/1/10	TOTAL POPULATION CHANGE	PRELIMINARY ESTIMATE 4/1/15	INMATES 4/1/15	PRELIMINARY EST. LESS INMATES 4/1/15
22,464	1,821	24,285	0	24,285

YOUR PRELIMINARY POPULATION ESTIMATE FOR APRIL 1, 2015 IS \* 24,285 \*

THE POPULATION ESTIMATE FOR STATE REVENUE SHARING, 2016-2017 FISCAL YEAR IS 24,285.

PLEASE MARK THE APPROPRIATE RESPONSE AND RETURN A COPY OF THIS FORM BEFORE SEPTEMBER 10, 2015. RETAIN THE OTHER COPY FOR YOUR FILE.

X I HAVE REVIEWED THIS PRELIMINARY POPULATION ESTIMATE AND CONSIDER IT TO BE REASONABLY CORRECT.

I HAVE REVIEWED THIS PRELIMINARY POPULATION ESTIMATE AND DO NOT CONSIDER IT TO BE REASONABLY ACCURATE. I BELIEVE A MORE ACCURATE ESTIMATE WOULD BE . I REQUEST THAT YOU RECONSIDER YOUR PRELIMINARY ESTIMATE.

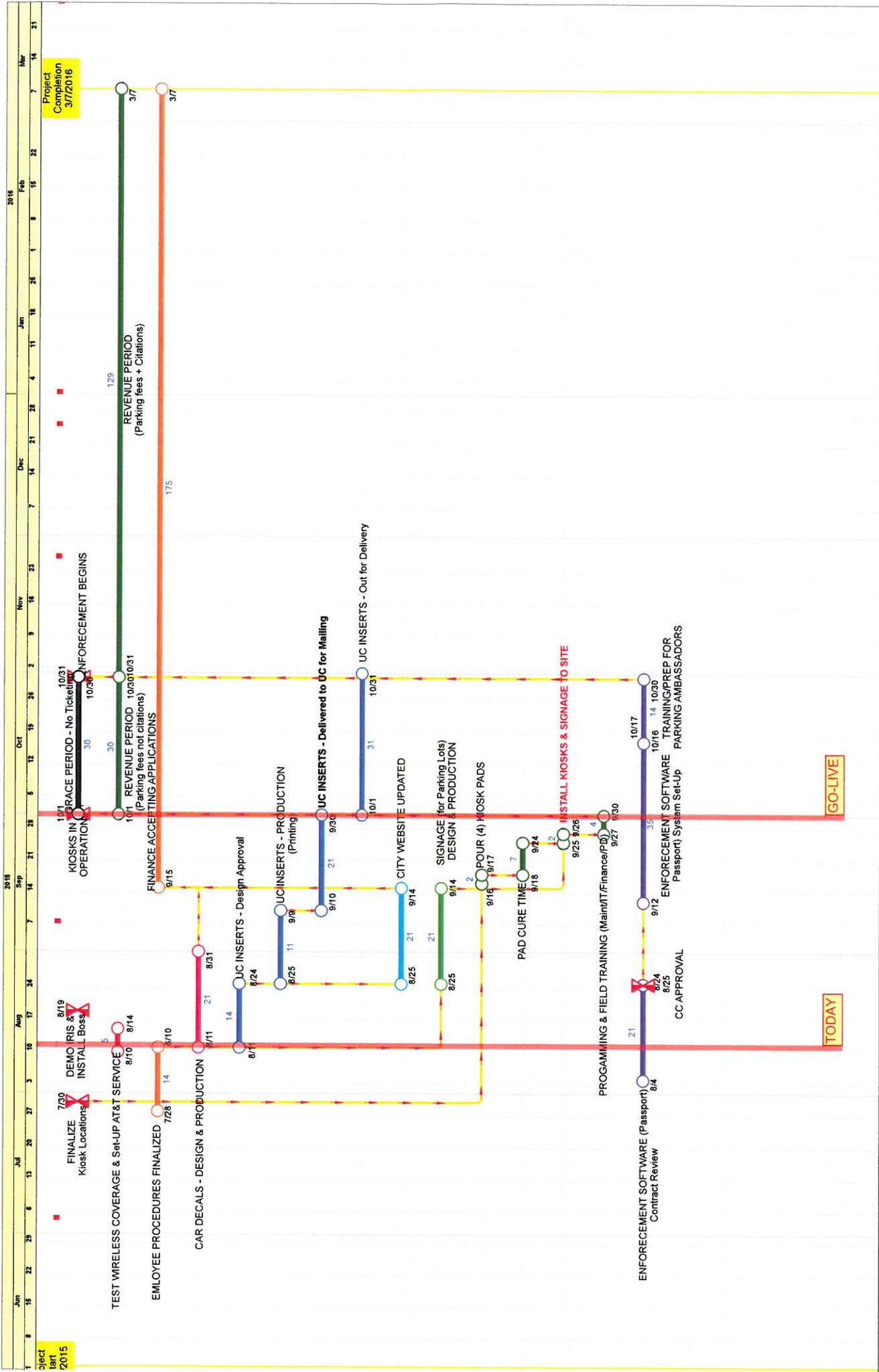
I HAVE REVIEWED THIS PRELIMINARY POPULATION ESTIMATE AND DO NOT CONSIDER IT TO BE REASONABLY ACCURATE. I AM ENCLOSING DOCUMENTATION WHICH I BELIEVE SUPPORTS AN APRIL 1, 2015 ESTIMATE OF . I REQUEST THAT YOU REVIEW THIS DOCUMENTATION AND RECONSIDER YOUR PRELIMINARY ESTIMATE.

8/6/15 DATE PLANNING DIRECTOR GAIL GARRISON SIGNATURE

IF FUTURE CORRESPONDENCE SHOULD BE SENT TO AN ADDRESS OR PERSON DIFFERENT THAN THAT CURRENTLY LISTED, PLEASE ENTER THE NEW INFORMATION BELOW.

PLEASE PRINT

IF YOU HAVE ANY QUESTIONS OR COMMENTS ABOUT THIS ESTIMATE YOU MUST REQUEST A REVIEW BEFORE SEPTEMBER 10, 2015.



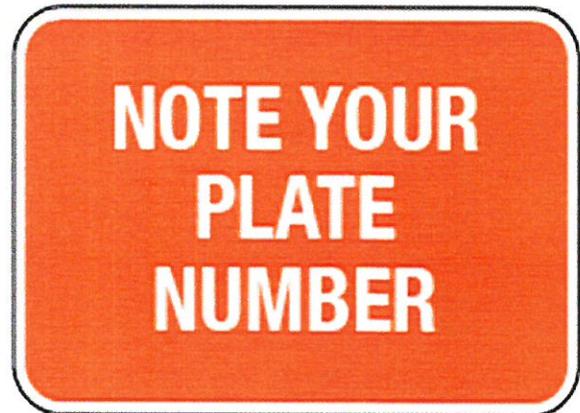
# Pay-by-License Plate Off-Street Signage



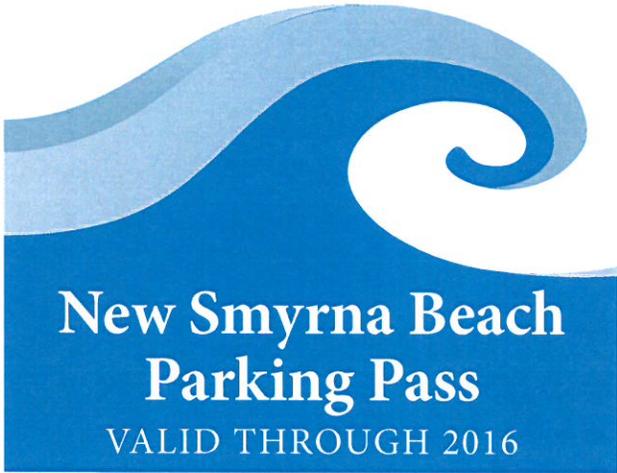
1.) TO BE PLACED AT LOT ENTRY



2.) TO BE PLACED THROUGHOUT LOT IN LANDSCAPED MEDIANS



3.) TO BE PLACED ADJACENT TO PAY STATION.



Numbering Here

# New Smyrna Beach Beach Lot Parking Pass

This notice is being distributed with your utility bill as a public service by the Utilities Commission. The City of New Smyrna Beach is solely responsible for the content of this notice.

## *Residents are getting a free pass!*

Beginning October 1, drivers who park in one of the City's four beachfront parking lots must pay a parking fee. However, New Smyrna Beach and Volusia County households are eligible for free parking passes for passenger vehicles but must apply for decal permits.

Parking will be enforced daily from 9 a.m. - 5 p.m. at the City's four beachfront parks.

## **Beachfront Parking Locations**

- ★ 27<sup>th</sup> Avenue Beachfront Park
- ★ Flagler Avenue Beachfront Park
- ★ Esther Street Beachfront Park
- ★ Grayce Barck North Beach Community Park



### *Get your free pass*

To qualify for a free NSB beachfront parking lot pass, applicants must provide proof of:

- vehicle registration in Volusia County to a Volusia County resident.
- Volusia County residency or property ownership.

Examples of required documentation are online at [www.ParkNSB.com](http://www.ParkNSB.com).

### **BEACH LOT PARKING FEES**

#### **Residents**

Free with approved application

#### **Non-residents/Non-qualifying vehicles**

\$10 daily rate

\$100 annual pass

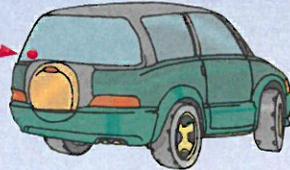
Vehicles with a valid disabled parking permit are not charged to park and do not need a beachfront parking pass.

Daily fines for vehicles without passes are \$25.

### *Decal placement*

Parking pass decals must be placed on the interior left lower corner of the vehicle's back window.

*Place beach lot parking pass decal here.*



### *How to get a pass*

NSB beach lot parking pass decals are available year round in the Finance Department at New Smyrna Beach City Hall and are valid through December 31. Passes requested in 2015 will be valid through December 31, 2016.

Beach lot parking pass decal applications and information are online at [www.ParkNSB.com](http://www.ParkNSB.com).

Questions? Contact us:  
The City of New Smyrna Beach  
210 Sams Avenue  
New Smyrna Beach, FL 32168  
(386) 424-2100  
[ParkNSB@cityofnsb.com](mailto:ParkNSB@cityofnsb.com)



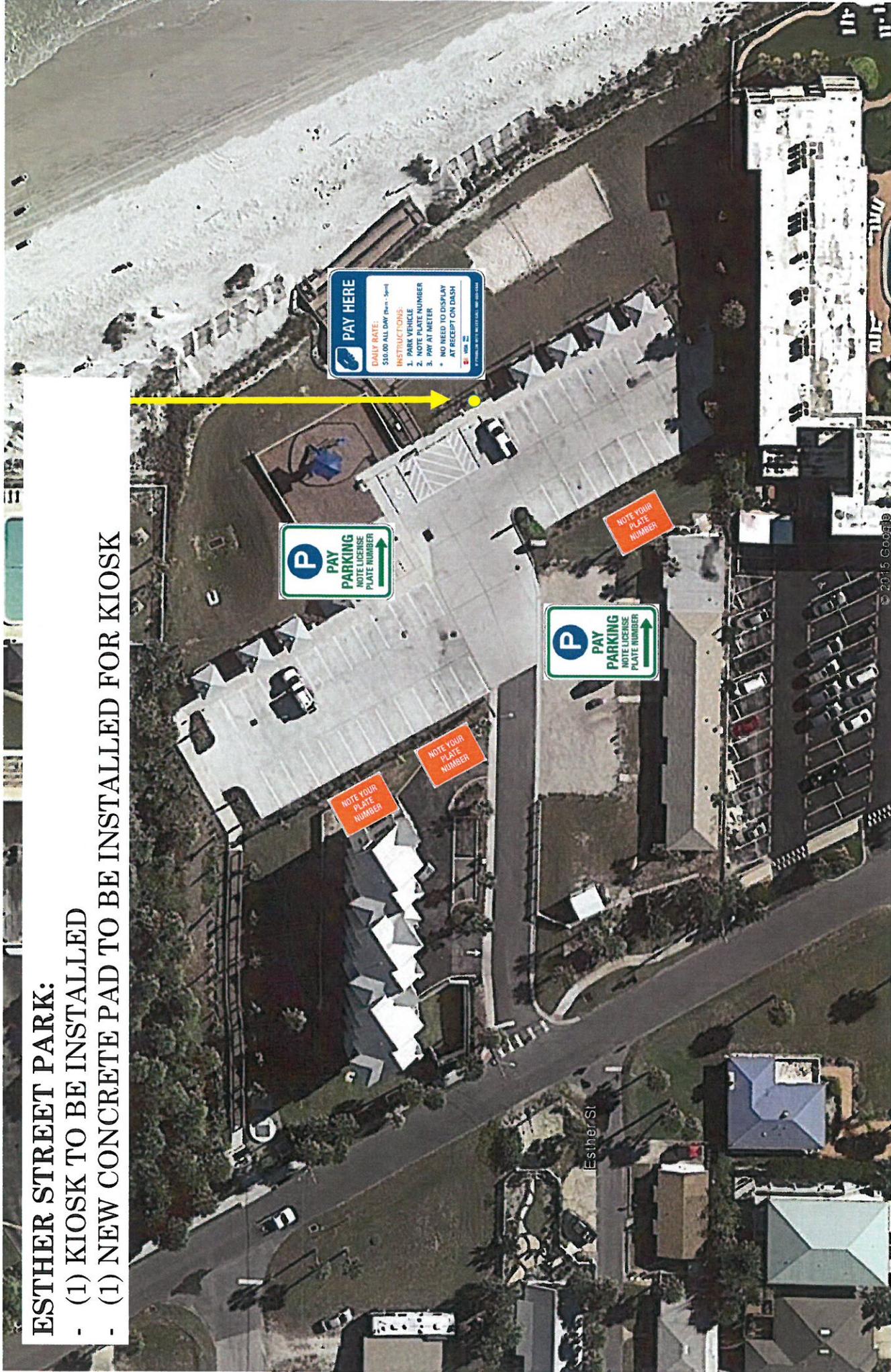
**NORTH BEACH:**

- (1) KIOSK TO BE INSTALLED
- CONTRACTOR TO INSTALL KIOSK TO EXISTING PAVEMENT



**ESTHER STREET PARK:**

- (1) KIOSK TO BE INSTALLED
- (1) NEW CONCRETE PAD TO BE INSTALLED FOR KIOSK



**PAY HERE**  
DAILY RATE: \$10.00 ALL DAY (Per Hour - 1st Hour)  
INSTRUCTIONS:  
1. PARK VEHICLE  
2. NOTE PLATE NUMBER  
3. PAY AT METER  
• NO NEED TO DISPLAY AT RECEIPT ON DASH

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PLATE NUMBER

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NOTE YOUR  
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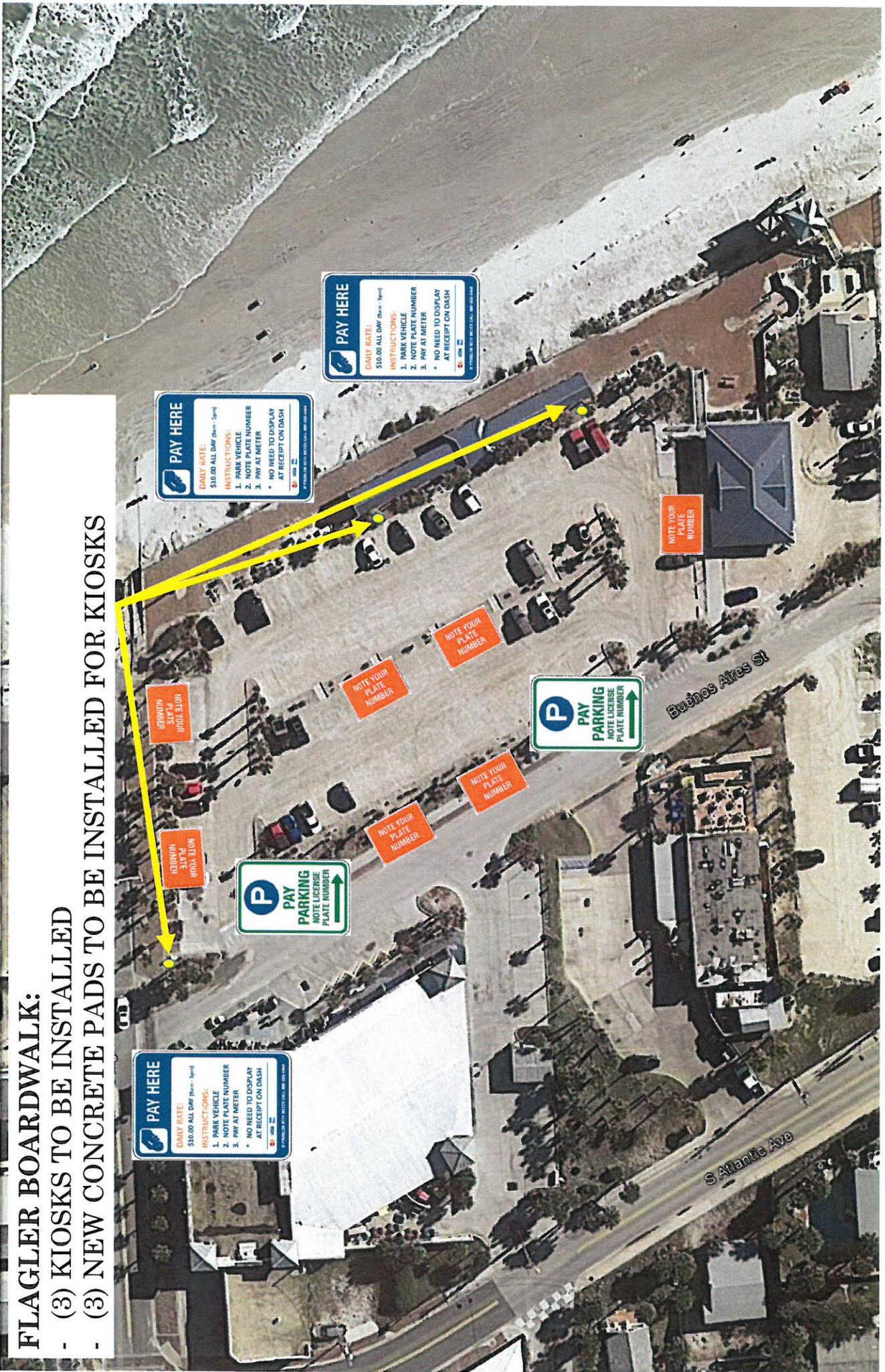
NOTE YOUR  
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Esther St

**FLAGLER BOARDWALK:**

- (3) KIOSKS TO BE INSTALLED
- (3) NEW CONCRETE PADS TO BE INSTALLED FOR KIOSKS



**PAY HERE**  
DAILY RATE:  
\$10.00 ALL DAY (Mon - Sun)  
INSTRUCTIONS:  
1. PARK VEHICLE  
2. NOTE PLATE NUMBER  
3. PAY AT METER  
\* NO NEED TO DISPLAY  
AT RECEIPT ON DASH

**PAY HERE**  
DAILY RATE:  
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INSTRUCTIONS:  
1. PARK VEHICLE  
2. NOTE PLATE NUMBER  
3. PAY AT METER  
\* NO NEED TO DISPLAY  
AT RECEIPT ON DASH

**PAY HERE**  
DAILY RATE:  
\$10.00 ALL DAY (Mon - Sun)  
INSTRUCTIONS:  
1. PARK VEHICLE  
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3. PAY AT METER  
\* NO NEED TO DISPLAY  
AT RECEIPT ON DASH

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S Atlantic Ave

Buenos Aires St

**27TH AVENUE:**

- (2) KIOSKS TO BE INSTALLED (BY CONTRACTOR)
- (1) NEW CONCRETE PAD TO BE INSTALLED FOR KIOSKS



**PAY HERE**  
DAILY RATE: \$10.00 ALL DAY (Mon - Sun)  
INSTRUCTIONS:  
1. PARK VEHICLE  
2. NOTE PLATE NUMBER  
3. PAY AT METER  
\* NO NEED TO DISPLAY AT RECEIPT ON DASH

**PAY HERE**  
DAILY RATE: \$10.00 ALL DAY (Mon - Sun)  
INSTRUCTIONS:  
1. PARK VEHICLE  
2. NOTE PLATE NUMBER  
3. PAY AT METER  
\* NO NEED TO DISPLAY AT RECEIPT ON DASH

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27th Avenue Park

27th Ave

27th Ave

**HOLLAND PARK**  
**ENGINEER'S COMPARATIVE ESTIMATE**

<b>ITEM DESCRIPTION</b>	<b>OPTION A: Including PIONEER TR. VEHICLE ENTRY</b>	<b>OPTION B: Excluding PIONEER TR. VEHICLE ENTRY</b>
<b><u>PRE-SITE PREPARATION</u></b>		
Mobilization / Demobilization (Not To Exceed 5%)	\$ 40,000.00	\$ 25,000.00
Silt Fence	\$ 7,038.75	\$ 1,000.00
Floating Turbidity Barrier	\$ 900.00	\$ 270.00
Clearing & Grubbing	\$ 20,000.00	\$ 14,000.00
Earthwork	\$ 60,000.00	\$ 35,000.00
Imported Fill	\$ 85,020.00	\$ 24,000.00
Surveying Stakeout	\$ 3,000.00	\$ 1,800.00
Wetland Impact / Mitigation	\$ 30,000.00	\$ -
<b>TOTAL PRE-SITE PREPARATION:</b>	<b>\$ 245,958.75</b>	<b>\$ 101,070.00</b>
<b><u>ROAD CONSTRUCTION</u></b>		
1½" Superpave SP-9.5 Level A (ROAD)	\$ 55,335.00	\$ -
12" Crushed Concrete Base (LBR 140)	\$ 105,728.00	\$ -
Compacted Subbase to 98% Density	\$ 10,074.00	\$ -
Compacted Subbase to 98% Density (PARKING)	\$ 3,601.80	\$ -
6 FT 4" Thick Concrete Sidewalk (TRAIL)	\$ 88,400.00	\$ 88,400.00
4" Shell Marl FBV 75 (TRAIL)	\$ 13,307.00	\$ 13,307.00
Compacted Subbase to 98% Density (TRAIL)	\$ 5,071.50	\$ 5,071.50
Bahia Sod (NATURAL TRAIL)	\$ 7,796.25	\$ -
Compacted Subbase to 98% Density	\$ 4,623.00	\$ 4,623.00
3 FT Wide Valley gutter	\$ 4,675.00	\$ -
6" Header Curb	\$ 4,028.00	\$ 4,028.00
6 FT Wide 6" Concrete Sidewalk	\$ 1,377.00	\$ 1,377.00
5 FT Wide 4" Concrete Sidewalk	\$ 12,105.00	\$ 12,105.00
6" Concrete 3,000 PSI @ 28 Days	\$ 50,301.00	\$ 50,301.00
10" Compacted Subbase (Shoulder) to 98% Density 118 S	\$ 177.00	\$ 177.00
Striping and Signage	\$ 3,000.00	\$ 1,000.00
Maintenance of Traffic	\$ 2,500.00	\$ 1,000.00
Pioneer Trail Roadway Improvements (excluding entrance connection)	\$ 45,000.00	\$ -
<b>TOTAL ROAD CONSTRUCTION:</b>	<b>\$ 417,099.55</b>	<b>\$ 181,389.50</b>
<b><u>POTABLE WATER SYSTEM</u></b>		
2" Poly Tubing Water Service	\$ 8,650.00	\$ 8,650.00
2" Water Service Tap	\$ 400.00	\$ 400.00
2" Valve	\$ 400.00	\$ 400.00
<b>TOTAL POTABLE WATER SYSTEM:</b>	<b>\$ 9,450.00</b>	<b>\$ 9,450.00</b>
<b><u>SANITARY SEWER SYSTEM</u></b>		
4" Sanitary Force Main Tap	\$ 2,000.00	\$ 2,000.00
1 1/2" Forcemain	\$ 480.00	\$ 480.00
4' X 4" Concrete Vault W/ 2" Swing Flex-Check Rubber Flap Valve	\$ 3,000.00	\$ 3,000.00
E One Duplex Pump Station	\$ 22,000.00	\$ 22,000.00
6" PVC DR-26 Sanitary Sewer Service	\$ 315.00	\$ 315.00
6" Sanitary Cleanout	\$ 500.00	\$ 500.00
<b>TOTAL SANITARY SEWER SYSTEM:</b>	<b>\$ 28,295.00</b>	<b>\$ 28,295.00</b>

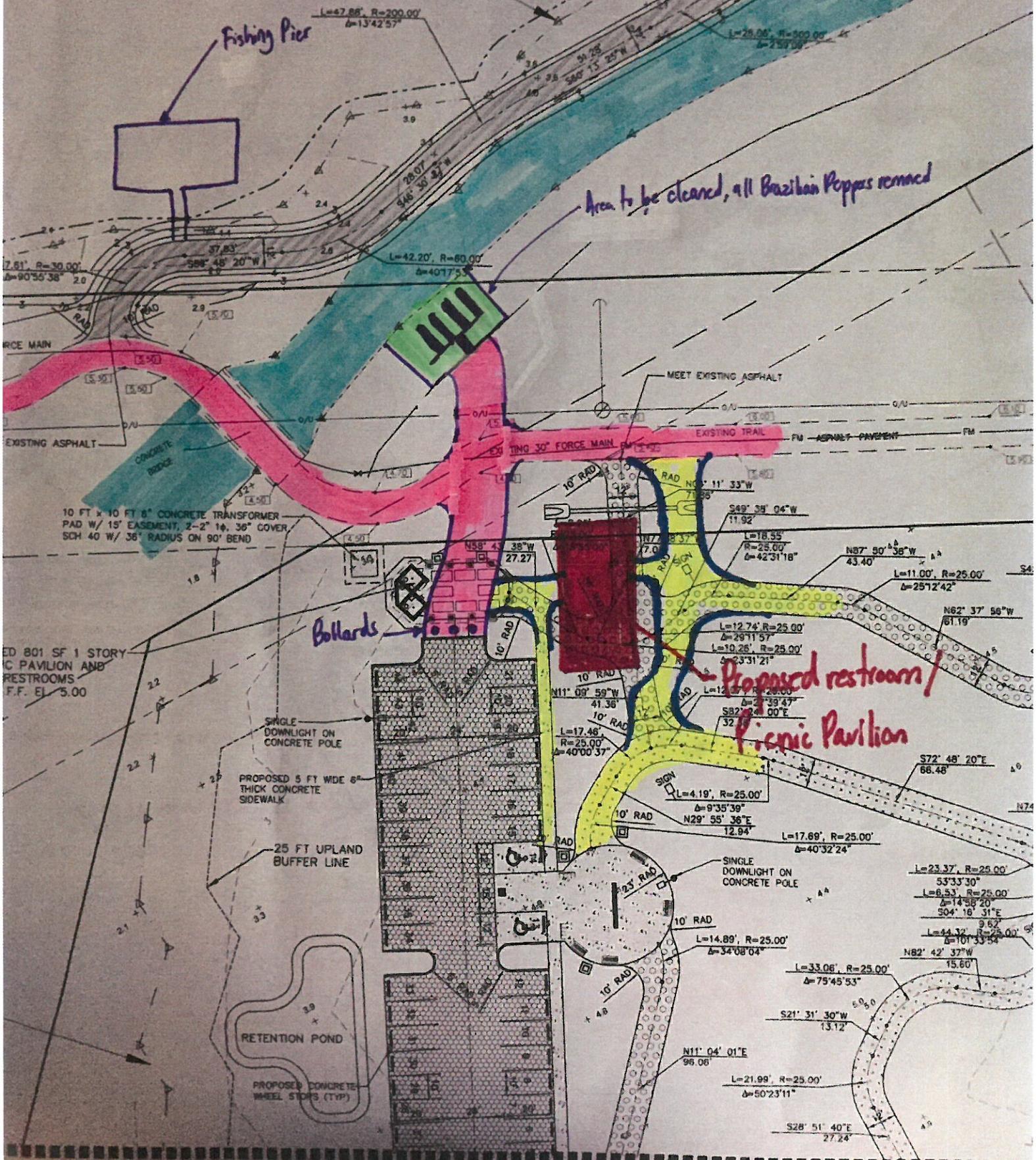
**HOLLAND PARK**  
**ENGINEER'S COMPARATIVE ESTIMATE**

<b>ITEM DESCRIPTION</b>	<b>OPTION A: Including PIONEER TR. VEHICLE ENTRY</b>	<b>OPTION B: Excluding PIONEER TR. VEHICLE ENTRY</b>
<b><u>STORM DRAINAGE SYSTEM</u></b>		
15" RCP	\$ 1,020.00	
18" RCP	\$ 4,370.00	\$ 3,914.00
15" Mitered End Section	\$ 4,000.00	\$ -
18" Mitered End Section	\$ 7,700.00	\$ 6,600.00
Drainage Control Structure "C" Inlet	\$ 7,000.00	\$ 7,000.00
Bahia Sod Retention Ponds	\$ 11,250.00	\$ 2,500.00
<b>TOTAL STORM DRAINAGE SYSTEM:</b>	<b>\$ 35,340.00</b>	<b>\$ 20,014.00</b>
<b><u>BUILDING CONSTRUCTION &amp; SIGNAGE</u></b>		
Drinking Fountain	\$ 600.00	\$ 600.00
Entrance Sign	\$ 4,800.00	\$ 2,400.00
Temporary Echo Sign	\$ 2,000.00	\$ 1,000.00
Permanent Echo Sign	\$ 1,200.00	\$ 1,200.00
Trash Receptacle	\$ 2,100.00	\$ 2,100.00
Benches	\$ 4,000.00	\$ 4,000.00
Bike Rack (8 Bikes) On 6 FT X 10 FT 6" Concrete Pad	\$ 7,200.00	\$ 7,200.00
Picnic Tables	\$ 37,500.00	\$ 37,500.00
Pet Waste Station	\$ 1,395.00	\$ 1,395.00
Trail Signage	\$ 14,000.00	\$ 14,000.00
Picnic Pavilion & Restrooms	\$ 60,000.00	\$ 60,000.00
Picnic Pavilions (4)	\$ 10,000.00	\$ 10,000.00
Fishing Dock	\$ 40,000.00	\$ 40,000.00
Kayak Launch	\$ 30,000.00	\$ 30,000.00
15' x 50' x 12" Crushed Concrete w/ Compacted Subbase	\$ 6,000.00	\$ 6,000.00
6 Ft. High Wooden Box Fence	\$ 3,000.00	\$ -
<b>TOTAL BUILDING CONSTRUCTION &amp; SIGNAGE:</b>	<b>\$ 223,795.00</b>	<b>\$ 217,395.00</b>
<b><u>MISCELLANEOUS</u></b>		
6 FT High Black Vinyl Covered Chain Link Fence	\$ 3,200.00	\$ 1,200.00
6 FT High Black Vinyl Covered Chain Link Gates	\$ 800.00	\$ 400.00
Single Downlight On Concrete Pole	\$ 16,000.00	\$ 8,000.00
Underground Electric (1" Conduit with Sweeps)	\$ 15,000.00	\$ 15,000.00
Regrade Disturbed Right-of-Way Areas	\$ 6,000.00	\$ 4,000.00
Disturbed Areas to be Planted with Bahia Sod	\$ 10,000.00	\$ 10,000.00
Testing / Surveying / As-Built	\$ 20,000.00	\$ 10,000.00
Removable Bollard	\$ 700.00	\$ 700.00
Concrete Wheel Stops	\$ 4,440.00	\$ 2,640.00
Landscaping	\$ 10,000.00	\$ 10,000.00
Irrigation	\$ 5,000.00	\$ 5,000.00
<b>TOTAL MISCELLANEOUS</b>	<b>\$ 91,140.00</b>	<b>\$ 66,940.00</b>
<b>TOTAL</b>	<b>\$ 1,051,078.30</b>	<b>\$ 624,553.50</b>

WETLANDS LINE FLAGGED BY  
BIOLOGICAL CONSULTING SERVICES, INC.

Fishing Pier

Area to be cleared, all Brazilian Poppas removed



ED 801 SF 1 STORY  
IC PAVILION AND  
RESTROOMS  
F.F. EL. 5.00

RETENTION POND

PROPOSED CONCRETE  
WHEEL STOPS (TYP)

25 FT UPLAND  
BUFFER LINE

PROPOSED 5 FT WIDE 6"  
THICK CONCRETE  
SIDEWALK

SINGLE DOWNLIGHT ON  
CONCRETE POLE

SINGLE DOWNLIGHT ON  
CONCRETE POLE

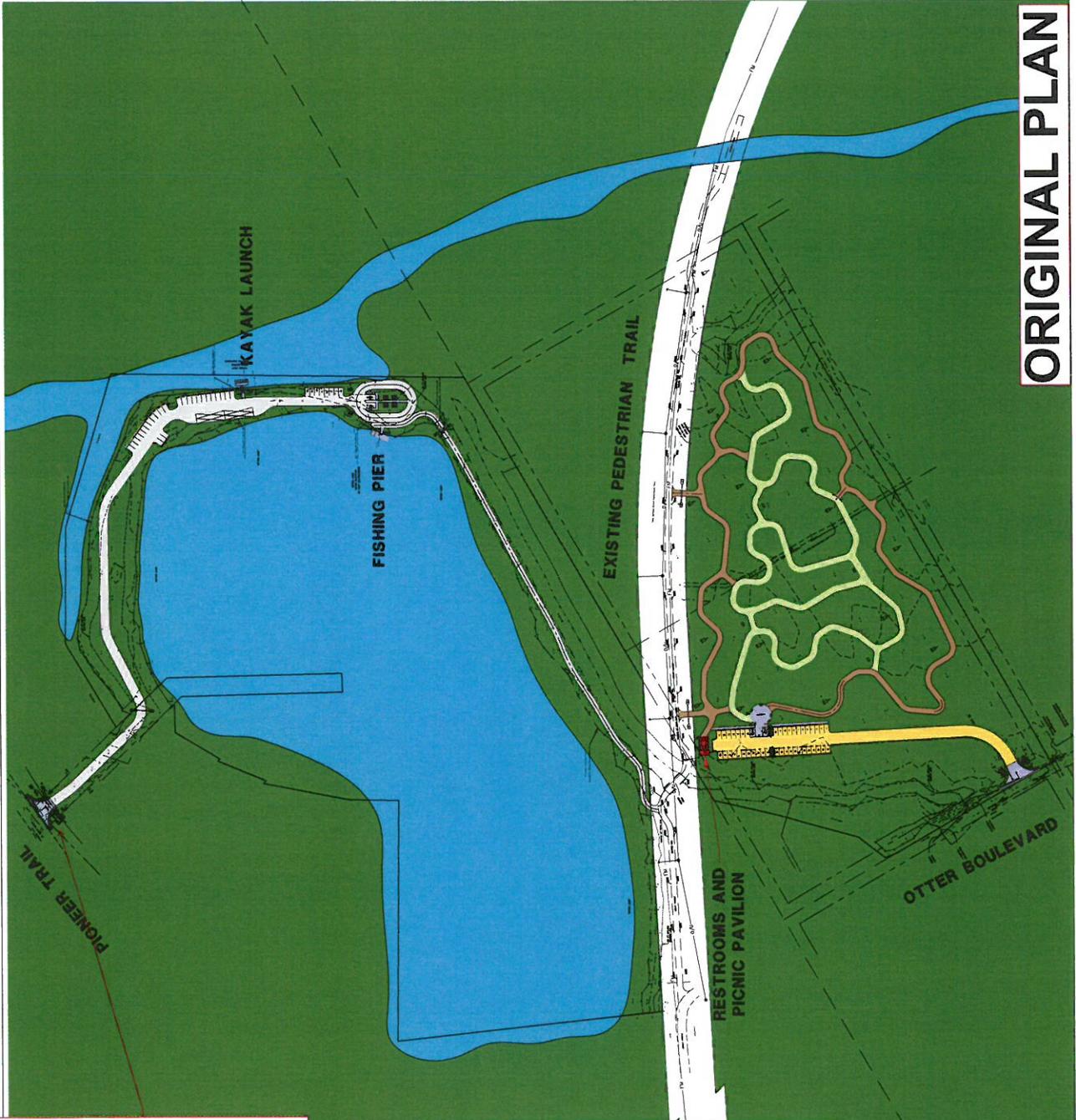
SIGN

10' RAD

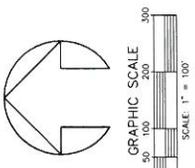
SEE SHEET 10

Access from Pioneer Trail & the development required to support this entry has caused some financial impacts that this project may not be successful in executing; some of the issues deal with Traffic needs/impacts to the neighborhood as well as wetland issues once vehicles have entered the needed parking area to support the North parcel.

Staff is inquiring if the proposed adjustments in accessibility and location of amenities shown on page 2 would be something authorized to pursue further with the awarded Engineer on this project. The team feels there could be many benefits to be had if these adjustments are pursued; reduction (if any) to wetlands impacts, reduction of any privacy impacts that may be experienced by property owners adjacent to Pioneer Trail entryway, amenities are in closer proximity to one another and begin to service more as a hub to the Multi-Use trail project further supporting the needs of trail users.



- PROPOSED CONCRETE SIDEWALK AND TRAIL HEAD TO BE COMPLETED TO SEE 1-180
- PROPOSED SHELL MARKING TO BE COMPLETED TO SEE 1-180
- PROPOSED 12 FT TRAIL TO BE COMPLETED TO SEE 1-180
- PROPOSED 12 FT NATURAL TRAIL TO BE COMPLETED TO SEE 1-180
- PROPOSED 12 FT PAVED BIWAY AND PARKING AREA AND 12 FT PAVED TRAIL TO BE COMPLETED TO SEE 1-180
- PROPOSED 12 FT PAVED BIWAY AND PARKING AREA AND 12 FT PAVED TRAIL TO BE COMPLETED TO SEE 1-180
- PROPOSED 12 FT PAVED BIWAY AND PARKING AREA AND 12 FT PAVED TRAIL TO BE COMPLETED TO SEE 1-180



NO.	DATE	DESCRIPTION	BY
REVISIONS			
<b>PARKER MYNCHENBERG &amp; ASSOCIATES, INC.</b> PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1725 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 (904) 677-6881 FAX (904) 677-2816 <a href="http://www.parkermychenberg.com">www.parkermychenberg.com</a> CERTIFICATION OF LICENSE NUMBER: 40820201			
SITE PLAN			
HOLLAND PARK			
FILE NO.	1-18-15	PROJ. NO.	1-18-15
DATE	1-18-15	CADD TECH. DRW.	
SCALE	1" = 100'	SHEET	1 OF 1

# ORIGINAL PLAN





## **ECONOMIC DEVELOPMENT NEWSLETTER**

*August, 2015*

### ✓ Resources for Business

- The Volusia County Department of Economic Development and the Small Business Development Center at Daytona State College will be hosting two events in September for businesses interested in, or who are already, doing business with the Federal Government and Volusia County.

These will be a "how to do business with the government 101" type seminar that will include subject matter expert Steve South PTAC (Procurement Technical Assistance Center) Manager with FSBDC and a representative from Volusia County Purchasing and Contracts Division to discuss how to do business with the county.

The dates are: Friday, September 18th in Deland at the Thomas C. Kelly Administration Building at 123 W. Indiana Ave in the first floor training room, and Friday, September 25th at the Daytona Beach International Airport in the Volusia Room. Both events will be held in the morning, starting at 9 am.

For further information contact Leigh Shapleigh - Business Specialist, Volusia County Economic Development at 386.248.8048 or email [lishapleigh@volusia.org](mailto:lishapleigh@volusia.org)  
[www.floridabusiness.org](http://www.floridabusiness.org)

- The Advanced Technology Center will hold a Certified Production Technician (CPT) course with classroom sessions at the New Smyrna Beach/Edgewater campus from January 11 – February 18, 2016, Monday thru Thursday, from 2 – 5:30 pm. The fee is \$975. For further information call Frank Mercer at (306) 506 – 4461.
- NASA has a new program to provide problem solving for technical problems faced by businesses. Entitled the Regional Economic Development Pilot Program, NASA wants to share advanced technology with businesses. The contact person is Karen I. Thompson at 321.867.7555 or email [karen.i.thompson@nasa.gov](mailto:karen.i.thompson@nasa.gov).

### ✓ FEC Property Sold

The 100 + acre FEC property just west of the railyard on S US 1, from 10th St north has been sold to the Silvestri group, who is building the six story condo building in the NE area of Coronado Island.

### ✓ AOB Proposal for Marina Village in Negotiation

The next meeting for negotiations for the sale and development of the AOB site will be Tuesday, August 18, at 1:30 pm in the City Commission Chambers.

At the June 9 special meeting the City Commission selected the Marina Village proposal for negotiation for the sale and development of the Administrative Office Building (AOB) property at 160 N. Causeway. The proposals and related materials are available at: <https://www.boarddocs.com/fl/consb/Board.nsf/Private?open&login#>

The negotiation meetings are open to the public. The first meeting was held on June 30, and the second meeting was held on Wednesday, July 22. City Manager Pam Brangaccio leads the City (staff member) negotiation team. The City Commission has reviewed the report prepared by staff and presented at the June 23 City Commission meeting listing specific topics for negotiation. The list can be viewed at the "boarddocs" website above for the June 23 meeting, item 8F on the agenda. "Boarddocs" is also accessible through the City website, cityofnsb.com, clicking on the City Commission agendas tab.

### ✓ Economic Development Plan Update Continues!

The City's Economic Development Advisory Board (EDAB) is working on updating the City's Economic Development Plan. The next meeting of the EDAB is Wednesday, August 19. A copy of the working draft is on the City of New Smyrna Beach website, cityofnsb.com.

The current Plan was presented to the City Commission by former Mayor Adam Barringer in 2010, and most of the goals listed have been substantially completed. The City Commission adopted Economic Development goals at their Visioning Meeting last December, and these goals are driving the Plan Update. The goals are as follows:

- Develop an Economic Development Plan for the I-95/SR 44 Interchange to support future business park development
- Redevelop US 1
- Attract Aviation Businesses to the Airport
- Attract Businesses with Higher Wage Jobs on SR 44 and the Western Corridor
- Create New and Retain Current Jobs

The Economic Development Advisory Board (EDAB) has developed a SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats) and is working to finalize the Update.

### ✓ Important Notes

- ATTENTION EXPANDING BUSINESS OWNERS! In November voters approved a Tax Abatement program that provides expanding businesses that meet program criteria with abatements of City property taxes. If your business is in the

expansion mode please call Tony Otte (contact information below) for further information.

- The cities of New Smyrna Beach, Edgewater, and Oak Hill have jointly been awarded a US EPA grant to provide environmental site assessments, free of charge, for approved sites. The Phase 1 and Phase 2 assessments are performed to identify contaminants including soil and groundwater pollutants, mold, asbestos, lead paint; and in some cases grant funds may be used for the removal of underground storage tanks. For information on how to apply for grant services please contact: Ms. Donna Banks: [dbanks@cityofnsb.com](mailto:dbanks@cityofnsb.com) or (386) 314-4849.
- The “City Ready” service provides a meeting at no charge with City staff members to discuss how to maximize the use of a commercial building and/or property. Such meetings normally take less than one hour and provide a wealth of useful information for business planning.

In addition, City staff can obtain information for business planning purposes, including:

- Traffic counts for major roads in the City
  - Demographic data (including the number of residents, average household income, etc.) for 1, 3 and 5 miles from a prospective site.
  - Information for setting up or increasing the exporting of products.
- For prominent Commercial/Industrial properties for sale or lease, please go to [Volusiasites.com](http://Volusiasites.com) and click on New Smyrna Beach. Sites can be added to this list by contacting Tony Otte (contact information below).

*For further information contact Tony Otte: [totte@cityofnsb.com](mailto:totte@cityofnsb.com);  
or call 386.566.3941 (office/cell)*



## New Smyrna Beach First Baptist Church “Weeping Mortar” Building Structural Evaluation

Prepared by:



**ENGINEERING  
FOR ARCHITECTURE**

874 Dixon Boulevard  
Cocoa, Florida 32922



## **Purpose / Scope**

A structural evaluation was conducted for the existing First Baptist Church facility at 200 Faulkner Street on the Southeast corner of Faulkner and Washington Street in New Smyrna Beach. The purpose of the evaluation was based on TLC Engineering's proposal dated March 17, 2015 and included:

1. Site visit to visually observe the general current condition of the facility, relative to current codes, remaining serviceable life expectancy, and the potential need for maintenance, repairs, upgrade, or replacement. Specific elements to be limited to structural systems only.
2. Review of applicable original and current building codes, as well as potential impact of anticipated Building Code requirements for renovations and repairs.

## **Background**

A site visit was conducted on July 22, 2015. I was accompanied by Jay Pendergast, Architect, and a representative of the church, Dave Severance.

The facility consisted of a predominantly single story structure to the north that was the original church worship hall (42' x 100') – see photos 574, 575, 576, 570 – with a two story suite of offices on the west end of the building (See photos 571, 572, 577, 578). The southern wing consists of a 2-story classroom / administration component (48' x 60') that also included a small subterranean (10' square) basement at the northwest corner of the south wing (See photo 526).

The south wing also has a western classroom (10' x 36') that appears to have been created by enclosing a former open air patio or loggia area. The use of the north (former worship) area has been modified for use for storage, rehearsal and office use. A new lower suspended ceiling has been installed in this area with HVAC ductwork installed in the interstitial space formed between the original ceiling and the lower suspended ceiling. It appears that the original worship center included a balcony on the west end of the building but supplemental framing was installed to level the balcony floor and create second floor office space (See photos 562, 563, 567). A full height wall was framed to segregate the west two story offices from the balance of the building (Photos 554, 557, 560, 561).

The west wing appears to retain its original structural configuration with the exception of the infill of the west wall of the original patio / loggia mentioned earlier. The basement appears relatively abandoned, as the existing heating equipment is in disrepair.

## **Original Construction**

The exterior walls of both the north worship center and west wing consist of load bearing masonry walls (See photo 564). Excess mortar during construction was allowed to ooze from the brick surface creating the distinctive "weeping mortar" effect. Interior excess mortar was removed. The roof of the worship center is supported by brick masonry pilaster columns at the north exterior wall and by freestanding brick masonry columns on the south wall. The steel trusses support 2x6 wood roof and ceiling joists at 16" o.c. supported by top and bottom chords respectively and a 1x4 wood roof deck (see photos 548 and

556). The western office floor and roof construction was not exposed or observable but is expected to also consist of 2x wood joists.

The wall separating the worship center from the adjacent classroom / administrative wing consists of 2x6 wood studs at 16" o.c. located between the brick masonry truss column supports (see photo 546). The floor structure was not accessible for observation but is expected to be similar to what was discovered for the south admin / office wing which included 2x8 floor joists (1 ½ x 7 ½ nominal) at 16" o.c. supported by (3) 2x10 floor beams, supported by brick masonry piers (See photos 529 through 533).

The south admin classroom wing framing was unusual and included a combination of load bearing wood stud walls, structural steel and floor / roof joists. Second floor framing was not fully observable but is expected to consist of 2x floor joists at 16" on center spanning north and south. Wood floor joists are supported by load bearing wood stud walls at the interface with the worship center to the north and both walls on either side of the central east/west corridor. In addition, structural steel beams were observed spanning east / west. The southernmost steel beams are supported by a large structural steel transfer beam (see photo 537). The structural steel beams are supported by columns that extend to the foundation, one of which is observable in the basement (see photo 526).

The south admin / classroom roof is supported by (2) 2x10 primary roof beams running north / south at approximate third points of the roof. The primary beams support 2x6 wood joists at 16" o.c. at both the ceiling level (to provide ceiling support) and at the roof. The primary beams are supported by the interior columns that are visible on the second floor (see photo 538).

#### **Existing Condition / Damage**

Based on the available observations, the existing structure was in generally good condition. Despite the structure's considerable age the brick masonry demonstrated very little cracking or indications of settlement or degradation. The floors and roof structure appeared relatively level with no destructive signs of fatigue or distress which is often symptomatic of underlying structural issues. Structural damage and degradation observed was predominantly related to water damage due to envelope failures (see photo 566). Although not specifically observed, it is anticipated that the previous building renovations that appear to include new ceiling system, infill of balcony, new separation wall, repartitioning of office / admin wing, introduction of HVAC systems may have resulted in demolition or modifications that may have impacted or compromised structure. Only a more invasive evaluation, including removal of finishes would confirm previous modifications or compromise.

#### **Considerations for Potential Future Use and Modification**

The Florida Building Code (FBC) includes very specific provisions in the "Existing Buildings" volume that would apply if extensive renovations of the facility are considered. Of particular importance are provisions that would require that the facility be renovated to meet the current requirements of the building code (FBC 505) if classified as a Level 3 alteration:

1. Proposed use or occupancy of the facility is changed.
2. Renovations exceed 50% of the facility footprint and more than 30% of total wall and roof area involve structural alterations.

This consideration is important as it is our opinion that it would be extremely difficult, if not impossible to demonstrate that the building meets current building code criteria for the structure specifically as it relates to current wind load criteria. The existing construction of unreinforced brick masonry is not suitable for current construction. However, due to the fact that the building is currently registered as Historic, it may be possible to convince the local code official to retain the existing structure, under the provisions of FBC Existing Buildings, Chapter 12. Chapter 12 requires that a written report be prepared in accordance with NFPA 914 (Sections 4.3.1.2 through 4.3.2) Code for Fire Protection of Historic Structures. Report shall note areas of non-compliance and demonstrate how an equivalent level of safety will be achieved.

### **Limitations**

TLC Engineering's scope was limited and the following items are not included as part of our evaluation or recommendations:

The following items are not a part of this assignment and hence not included in the proposed scope of services:

1. Concealed or inaccessible areas of the property requiring the use of destructive investigation beyond that proposed in the Scope of Services. All field observations to be based on visual inspection of accessible, ground level components. High lift access is not anticipated or included.
2. Environmental assessment/investigation of the subject property, including sampling and/or subsurface investigations.
3. Any portion of the property that TLC determines to be unsafe (should an area of particular concern be identified, it shall be so noted in the report(s) with a recommendation for further study).
4. Architectural, civil, or site related systems or features.

TLC Engineering for Architecture, Inc. prepared the report for the exclusive use of the City of New Smyrna Beach, for the evaluation of the noted church facility as identified herein. The observations described in this report are valid on the dates of the investigation and were made under the conditions noted in the report. TLC Engineering for Architecture, Inc. does not intend for any other individual or party to rely upon the report without our express written consent. If another individual or party utilizes references or relies on the report, TLC Engineering for Architecture, Inc. shall not be held liable for any damages, losses, or expenses that may occur as a result of its unsanctioned use.

This report is limited to the specific visual observations and studies we performed as part of our scope of services. Evaluation did not include removal of surface materials, furnishings or equipment, undertake any excavations, or perform any destructive or invasive testing other than as noted in this report.

Accordingly, we cannot comment on the condition of systems and components that we could not visually observe, or did not investigate. In addition, we are not responsible for conditions that were not within the scope of our services at the time of investigation. We did not assess the overall stability of the facility, perform any engineering analysis other than noted herein as part of this evaluation, nor did we conduct a comprehensive code review.

Please give me a call with any questions or comments regarding this report.

Sincerely,

**TLC Engineering for Architecture**



**Gary C. Krueger, PE CM LEED AP BD+C**

*Principal / Division Director*

Attachments: Photos

Photo 526

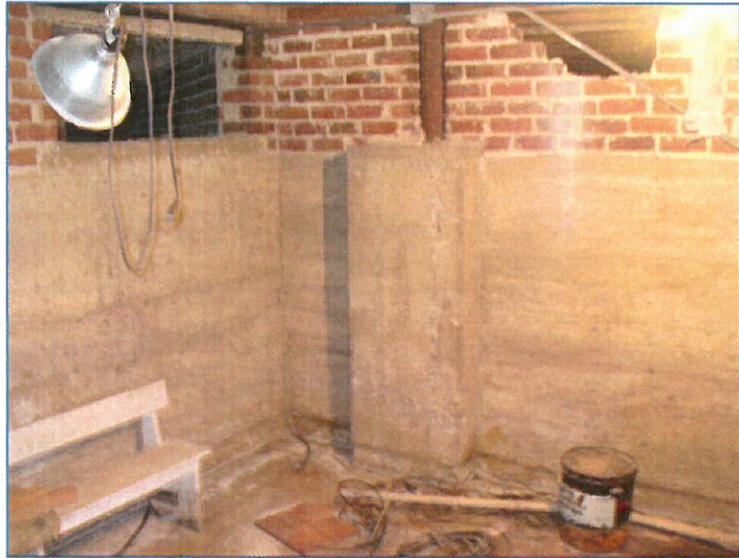


Photo 529



Photo 530

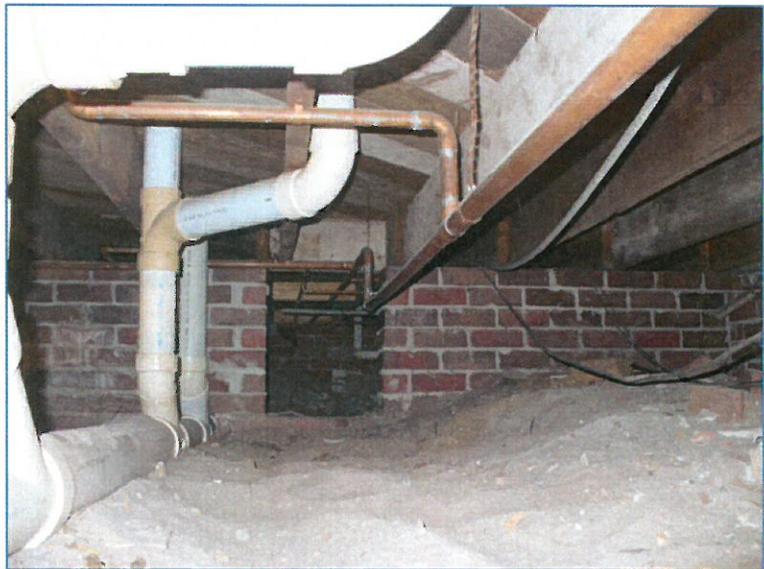


Photo 531



Photo 532



Photo 533

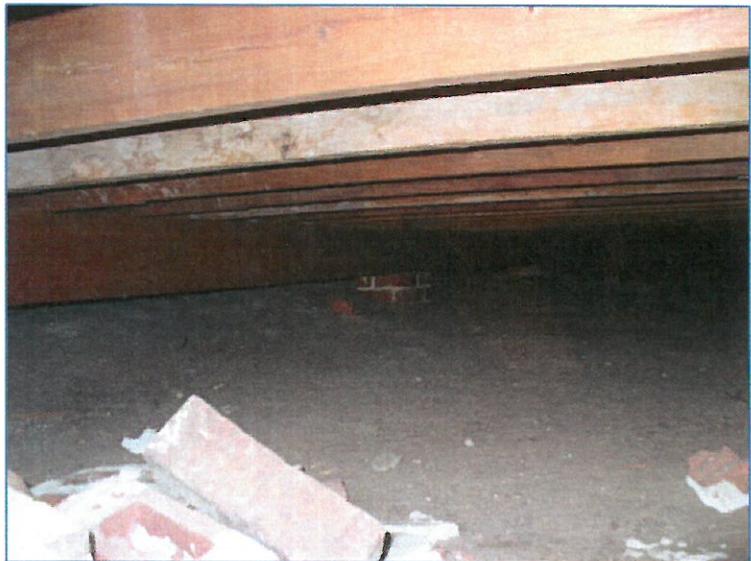


Photo 537



Photo 538

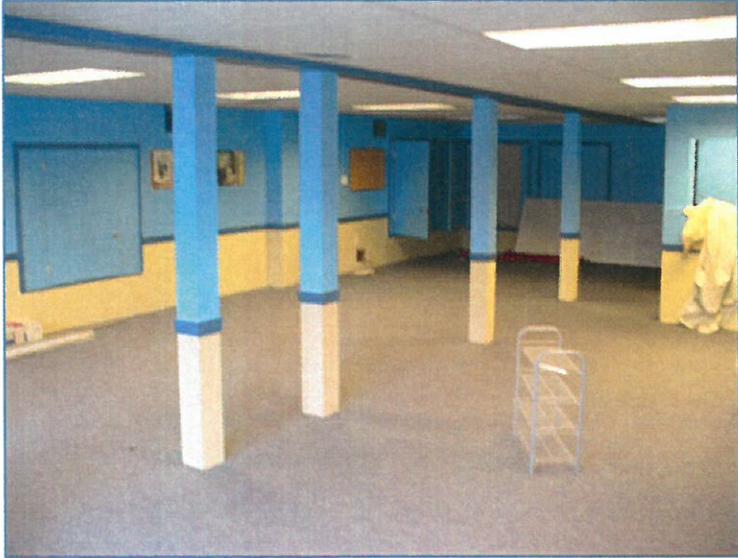
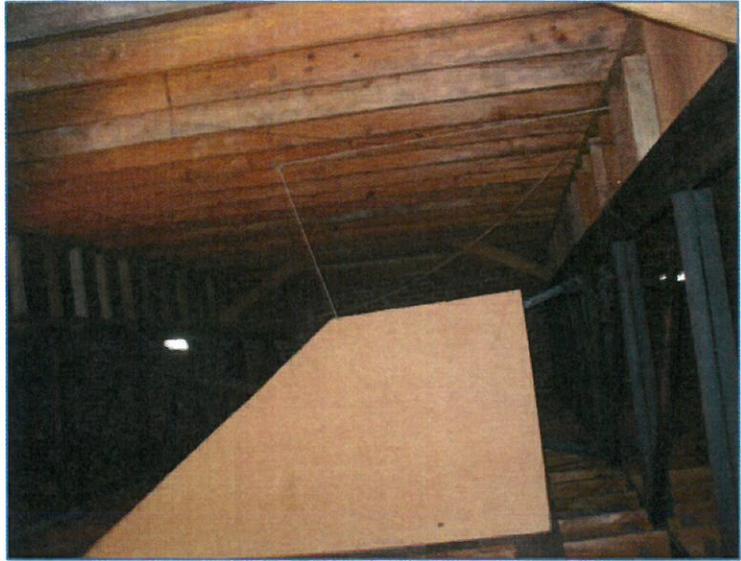


Photo 546

**Photo 548**



**Photo 554**



**Photo 556**



Photo 557



Photo 560



Photo 561



Photo 562



Photo 563



Photo 564



Photo 566



Photo 567



Photo 570



**Photo 571**



**Photo 572**



**Photo 574**



Photo 575



Photo 576



Photo 577

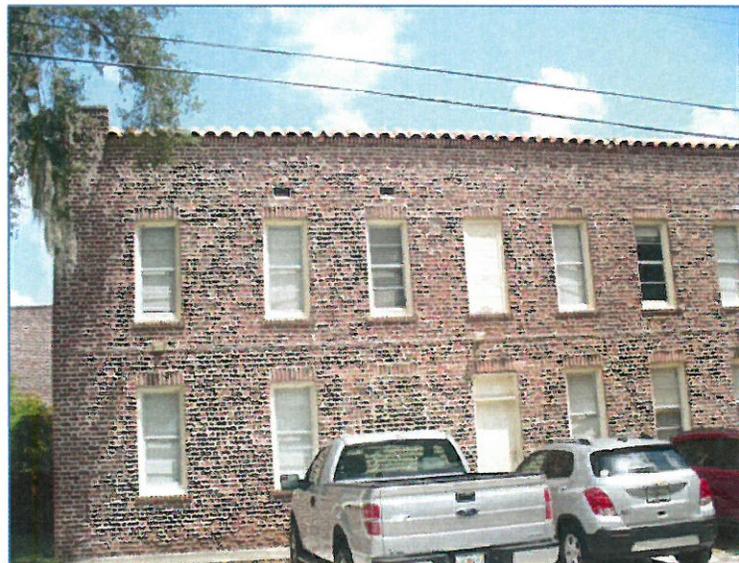
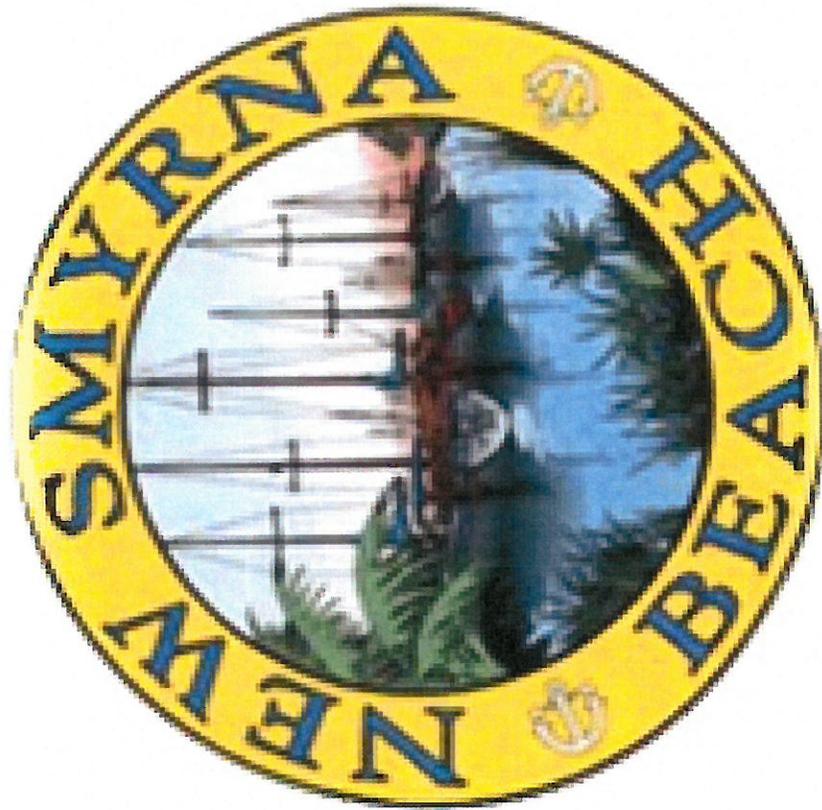


Photo 578

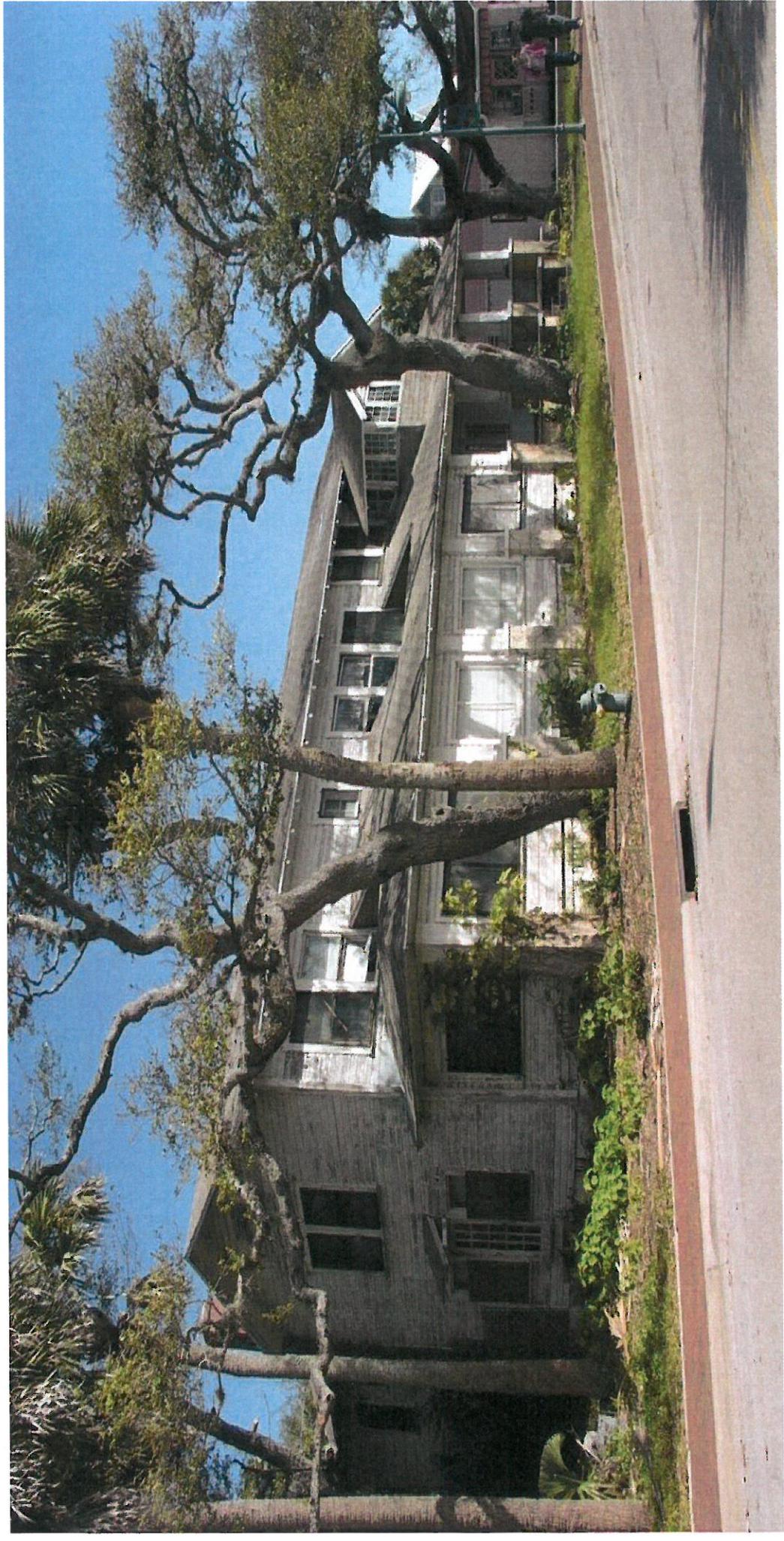




# New Smyrna Beach Florida

- 2014 Population – 24,285
- 2<sup>nd</sup> of 16 Cities – Taxable Value (\$2.93 Billion taxable Value)
- 2<sup>nd</sup> lowest of 16 tax millage (3.9999 Total combined millage)
- Known for its “Eclectic” Vibe (Flagler Avenue/ Beachside/Historical District/Canal Street)
- Recent Successes/Challenges – Redevelopment within CRA
  - #2 in Residential Permits (County-wide)
  - Percent of growth in Bed Taxes/Tourism

CRA Success – Before Flagler Avenue Hampton Inn



Flagler Avenue – Hampton Inn After



Flagler Avenue Before – Collado Real Estate Office



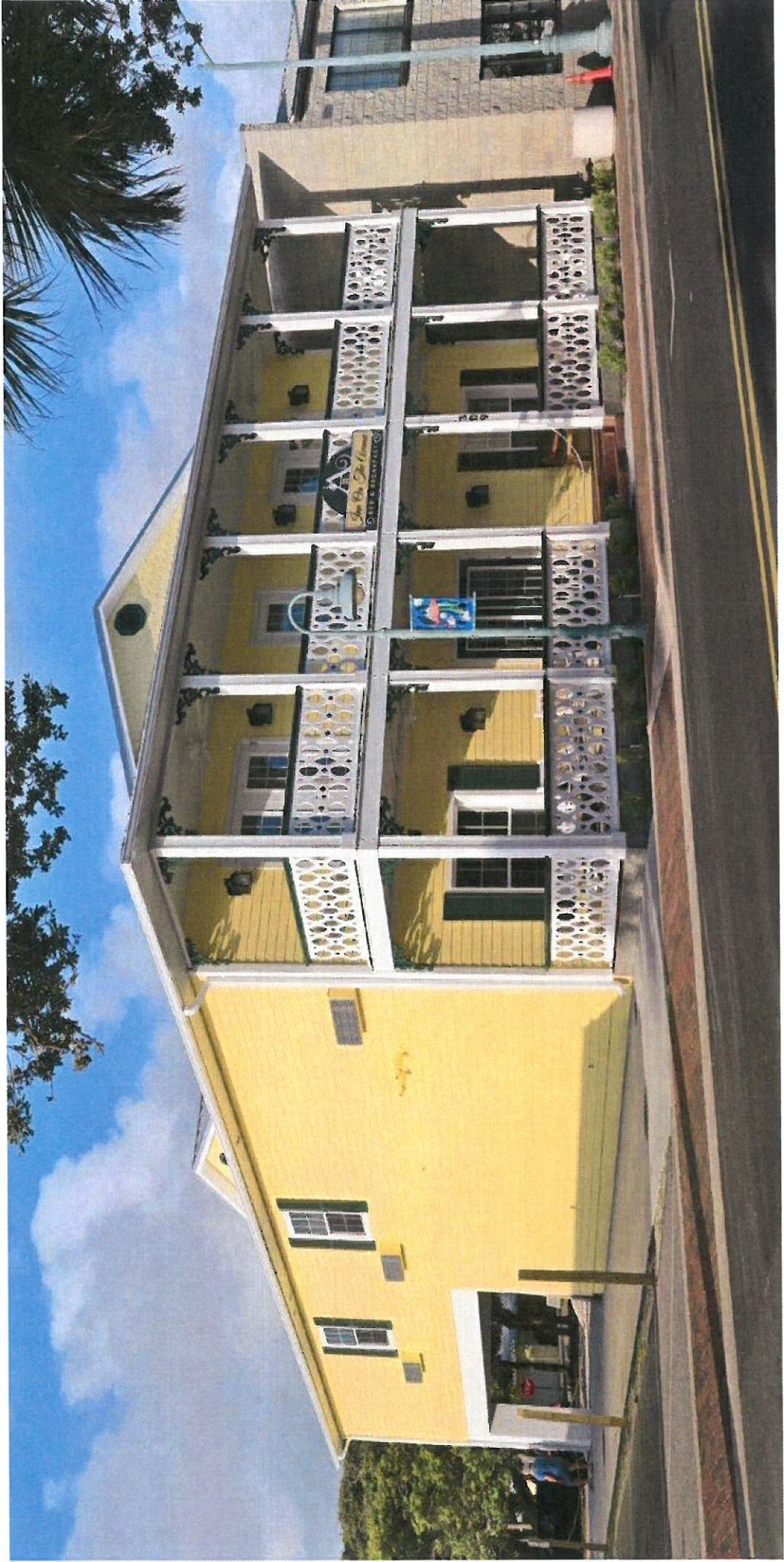
# Flagler Avenue After – Collado Real Estate Office



# Flagler Avenue Before



Flagler Avenue After



# Canal Street Centre – Before



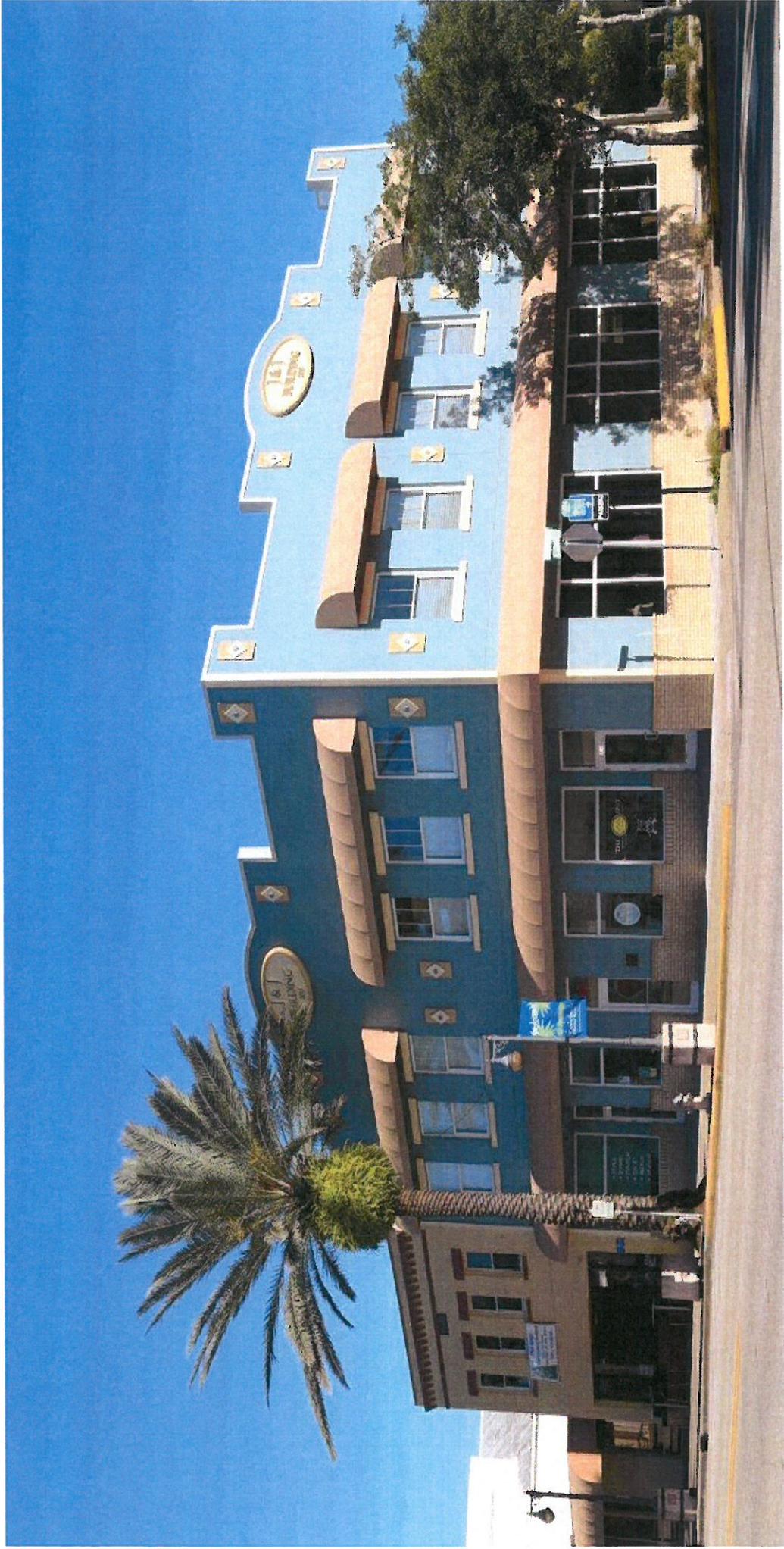
# Canal Street Centre – After



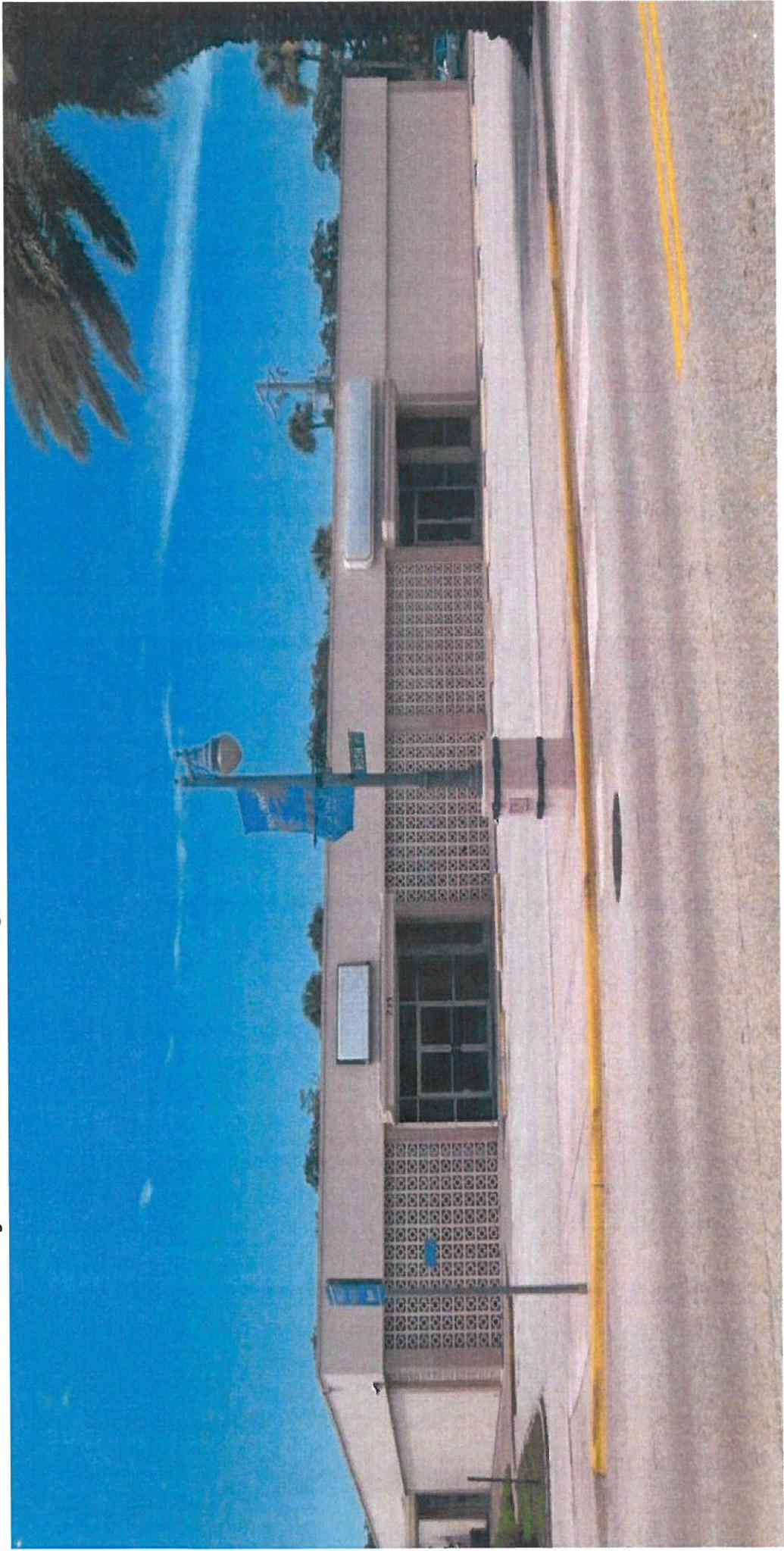
Before – Orange and Canal



After - Building Featured in Tomorrowland Movie



Penny Saver Building on Canal Street – Before (Empty)



# Penny Saver Building - After



## Current Commercial Development Includes

- Aldi Grocery (site plan review)
- New Florida Hospital Medical Center Opened
- Two office buildings on Colony Park Rd at SR 44
- Flagler Ave revitalization continues:
  - Flagler Tavern – extensive remodel
  - Jewelry of Joy – new building
- Wawa PUD filed for SR 44
- 2 new auto dealerships constructed (Ford and Chevy) on SR 44

Concern – all new retail/commercial development being constructed on SR 44  
New Focus - New CRA for US 1 approved by County in December 2014

## Residential Development Highlights

- Building permits
  - New Smyrna Beach is among the leading locations in Volusia County for residential construction (2<sup>nd</sup> to DeLand)
- Coronado Island Condos
  - First of six new condo buildings on Coronado Island under construction by Silvestri Investments of Florida. This firm recently purchased the 100 + acre FEC property West of South US 1 between SR 44 and 10<sup>th</sup> St.
- Residential Density Study Underway for Beachside to compare NSB to other Beachside Communities

# Annexation

(May 2013 Interlocal Service Boundary Agreement with Volusia County)

	APPLICATION FEES	ADVVERTISEMENT FEES WAIVED
890.35	WAIVED	
ACRES*	\$7,500	\$26,950
<b>2015 TOTAL</b>		

	APPLICATION FEES	ADVVERTISEMENT FEES
TOTAL	WAIVED	WAIVED
SINCE 2011	\$87,000	\$257,400

\*Includes Geosam property at NE quadrant of I-95 and SR 44 and other pending, but in process, annexation applications.

\*\$23.4 million added to taxable value over the last two years from these annexations.

## Job Growth Highlights

- Dougherty Manufacturing – opened in December, 2013: 32 employees and growing
- Tiger Composites – opened in February, 2014: 13 employees
- Airport Master Plan Update underway to expand Industrial park
- NSB Industrial property inventory is low (85% residential on tax roll)
- Very active Economic Development Advisory Board, with Team Volusia, the CEO Business Alliance, S.E. Volusia Chamber and partnership with Edgewater to Expand Economic Development efforts.

## 2010 City Economic Development Plan now being updated

The Update will implement the City Commission's Goals for Economic Development, including:

- Identifying properties that represent major opportunities
- Preparing vacant areas in the Airport Industrial Park for development
- Recruiting businesses that are a good fit for the City's assets in aviation, marine industries, and surfing.
- Evaluate opportunities for "creative class" businesses
- Business Retention and Expansion tasks to be implemented through a formal program.

# **Incentives for Economic Development**

- Expedited Permitting
- City Ready Services
- Annexation Related Fees Waived
- City Property Tax Exemption
- Brownfield Site Assessment Grants
- County and State Programs
- Referrals to Business Resource Agencies
- Business Planning Information

# Recent Development Awards Received By The City of New Smyrna Beach



Thank You!