



Central Beach Neighborhood Plan

Workshop #3
August 22, 2015



Welcome



Agenda

- Welcome
- Review of timeline
- Review of Vision Statement Submittals
- Finalizing the Vision Statement
- Future Land Use and Zoning Review
- Conclusion



Timeline for the Central Beach Neighborhood Plan

- ✓ March 4, 2015 – Review of the Planning Process with Steering Committee
- ✓ April 11, 2015 – Neighborhood Meeting
- ✓ July 18, 2015 – Neighborhood Meeting
- ✓ August 22, 2015 – Neighborhood Meeting
- Fall 2015 – Stakeholder review of plan
- Late Fall 2015 – Neighborhood Council reviews CBNP. Plan posted for public review and comment.
- Winter 2015 – Planning and Zoning Board reviews CBNP
- Spring 2016 – City Commission Adopts CBNP
- Late Spring 2016 - Neighborhood Council and P&Z Board Review Comp Plan and Zoning Amendments. State Reviews Comp Plan Amendments. Amendments posted for public review and comment.
- Summer 2016 Commission Reviews and Adopts Comp Plan and Zoning Amendments



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...



Visioning

Review of Citizen Input



Citizen Input One

By the year 2020, Central Beach will be a livable, authentic, waterfront neighborhood that builds upon its rich history and environment to create a distinctive community character founded on a healthy and vibrant economy, a diverse mix of people and experiences and a valuing of its natural assets. Central Beach will maintain a livable quality of life to attract and retain a balance of residents, businesses and visitors; yet maintain the priorities in order to Residents, Businesses then Visitors.



Citizen Input Two

By the year 2020, the Central Beach Neighborhood will be known for its small town character with a balance of locally owned businesses, stable residential community and diverse tourist options. It will highlight its history and champion the preservation of the flora and fauna of this barrier island which links the sea, the river and the mainland. The central beach will be bike and walking friendly and provide adequate parking and traffic control. The neighborhood will be developed with low profile structures, compatible architectural design and public space that maximize views and access to the waterways for eco-tourism. To insure that healthy growth compliments a safe and desirable island lifestyle, there will need to be effective codes and sufficient staff for enforcement. The City of New Smyrna Beach will resist pressures to accommodate increased development and redevelopment that is inconsistent with the City's Comprehensive Plan.



Citizen Input Three

By the year 2020, the Central Beach Neighborhood will be known for its small town character with a balance of locally owned businesses, stable residential community and diverse tourist options. It will embrace and have a respect for the natural environment and the unique history of the community. The Central Beach will be bike and walking friendly and provide adequate parking and traffic control. The neighborhood will be developed with low profile structures, compatible architecture design and public space that maximize views and access to the waterways for ecotourism. To insure that healthy growth compliments a safe and desirable island lifestyle , expansion and standards for quality and excellence will be clearly stated in public policies, private actions and community decisions. The City of New Smyrna Beach will resist pressures to accommodate increased development and redevelopment that is inconsistent with the City's Comprehensive Plan. It will be a community that uses but does not exploit its natural beauty, environment, or geographical location.



Citizen Input Four

By the year 2020, the Central Beach Neighborhood should retain its most important strengths and assets :

- Tree canopies that exceed building heights
- Unobstructed beaches with natural dune lines
- Open views and access to the Intercostal Waterway
- Thriving small businesses
- Historical sites
- Safe streets for walking and biking
- Centrally located medical centers and support agencies
- Art and Cultural organizations catering to a wide variety of citizens



Citizen Input Five*

By the year 2020 the Central Beach Neighborhood will:

- Value its individual full-time citizens above its part-time residents, tourists, recreational users and businesses and reveal these priorities through its governing actions.
- Adhere to the density caps and zoning as the NSB registered voters petitioned in 2015 that will preserve, protect and enhance our neighborhood
- Support environmental protection of our natural resources, especially our beaches, and increase and preserve our green space and parks through zoning, ordinances and regulations.
- Assure the safety of citizens by increasing sidewalks and bike paths, especially those that are off the main traffic streets
- Cooperate with the City and County to ensure the safety of citizens who visit our beaches by increasing patrols from sunrise to sunset, by enforcing traffic speeds and patterns and by controlling the number of vehicles allowed on the beach at any given time.

*New Smyrna Beach changed to Central Beach



Common Themes

- Balance of residents, businesses and visitors
- Priority first to residents, then to businesses, then to visitors
- Bike and walking friendly
- Adequate parking and traffic control
- Preserve the history
- Development and redevelopment consistent with the City's Comprehensive Plan
- Development and redevelopment consistent with existing low profile architecture
- Unobstructed beaches
- Open views and access to the Intercoastal Waterway
- Eco Friendly
- Preserve the environment



Draft Vision Statement (Converged)

By the year 2020, the Central Beach Neighborhood will reflect the rich history of our small town. It will exude a living balance of family friendliness and a vibrant economy, equipped with safe biking and walking paths as well as adequate parking and traffic control. The island lifestyle will be a maintained theme when planning for expansion and public policies. Development and redevelopment will be compatible with our low profile architecture and design. We will continue preservation of our natural resources and our green spaces. We will preserve our views and access to waterways for residential enjoyment as well as eco tourism. The interest of the residents will be most valued followed then by businesses and visitors.

CENTRAL BEACH - FUTURE LAND USE AND ZONING REVIEW

CENTRAL BEACH NEIGHBORHOOD PLAN WORKSHOP
AUGUST 22, 2015

FUTURE LAND USE AND ZONING REVIEW

OVERVIEW OF PROCESS AND SCHEDULE

A solid orange horizontal bar at the bottom of the slide.



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



COMPARISON CITIES

Hilton Head, SC

Delray Beach, FL

Naples, FL

St. Pete Beach, FL

Stuart, FL

Fernandina Beach, FL

Venice, FL

CENTRAL BEACH NEIGHBORHOOD

FLU ANALYSIS

A solid orange horizontal bar at the bottom of the slide.



BACKGROUND

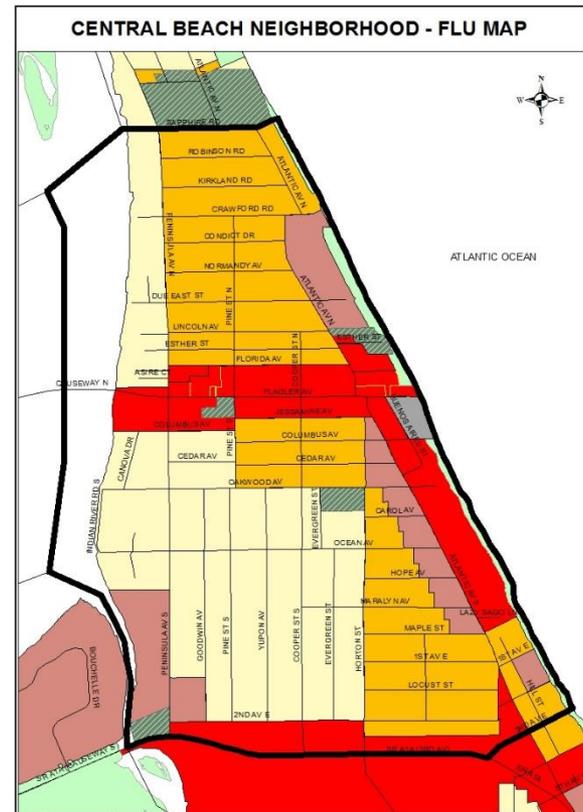
Review based on petition drive by registered voters

City Commission approved scope on June 23, 2015

Study area includes:

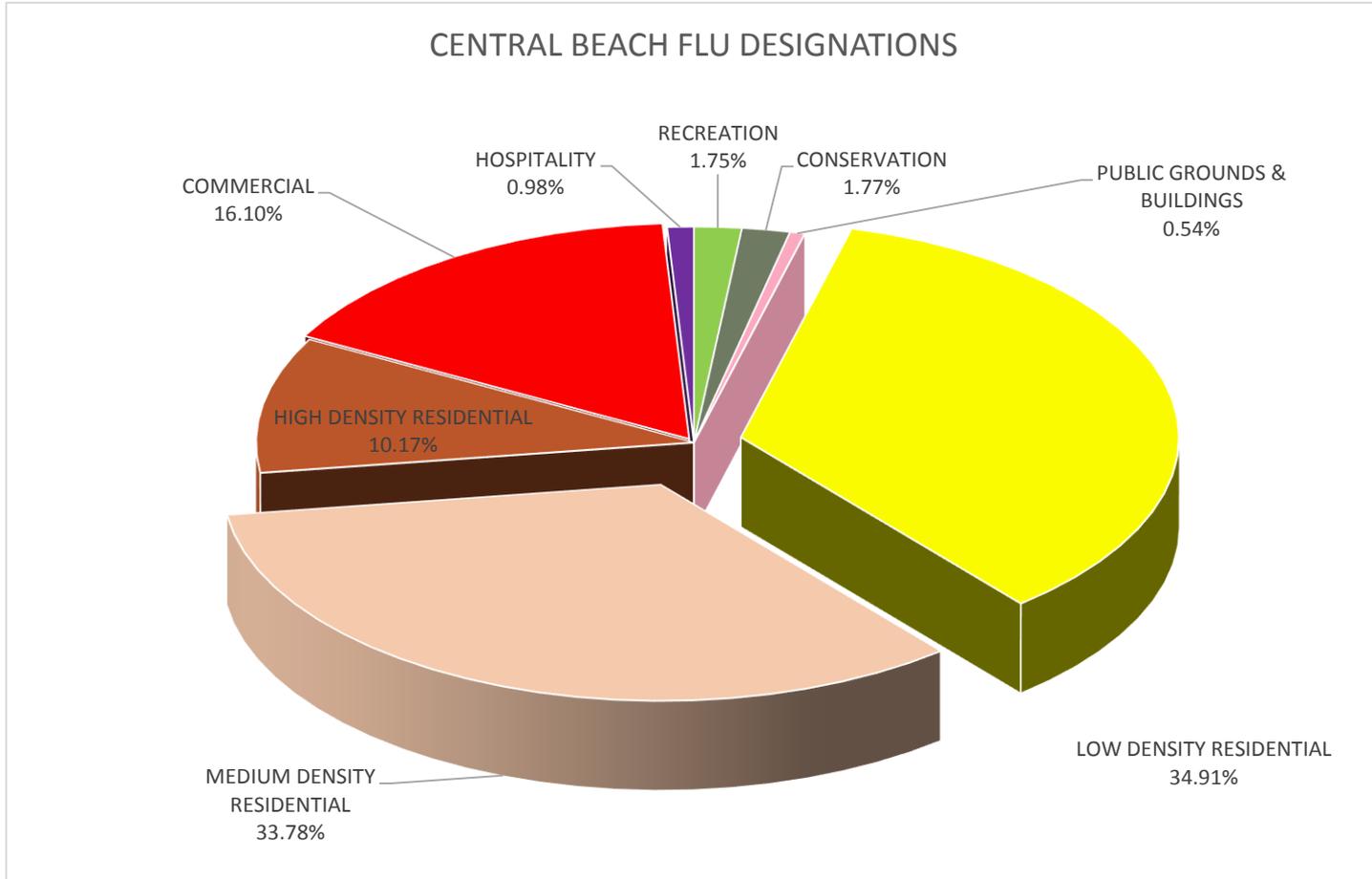
- Central Beach
- Coronado Island
- Canal / Downtown
- Mainland Historic District

To be completed by December 2015





FUTURE LAND USE CATEGORIES





RECREATION

TOTAL ACREAGE: 5.94

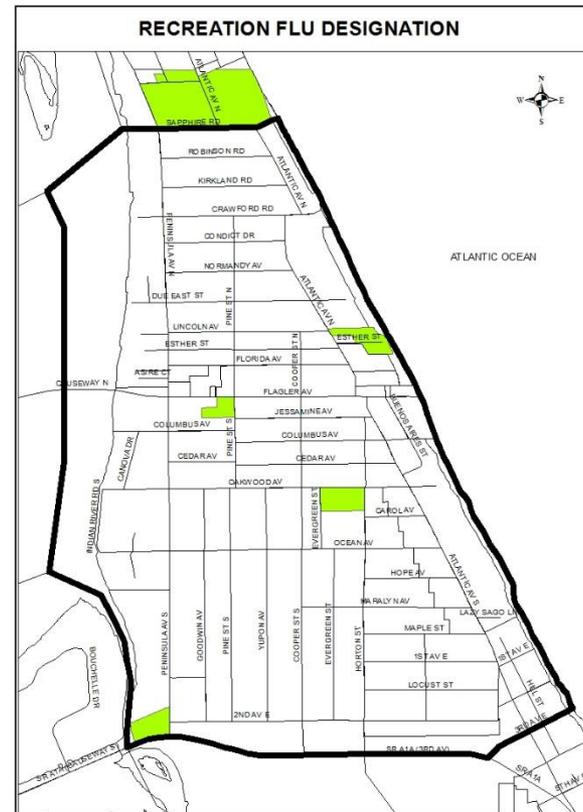
TOTAL PARCELS: 6

MAXIMUM F.A.R.: 0.5

MAXIMUM THEORETICAL SF: 129,480
SF

ACTUAL SF BUILT*: 8,334

* Includes Coronado Civic Center, Pine Street restrooms, shuffleboard court shade structure, gazebo, and Detwiler Park picnic shelter





CONSERVATION

TOTAL ACREAGE: 6.02

TOTAL PARCELS: 18

MAXIMUM F.A.R.: 0.1

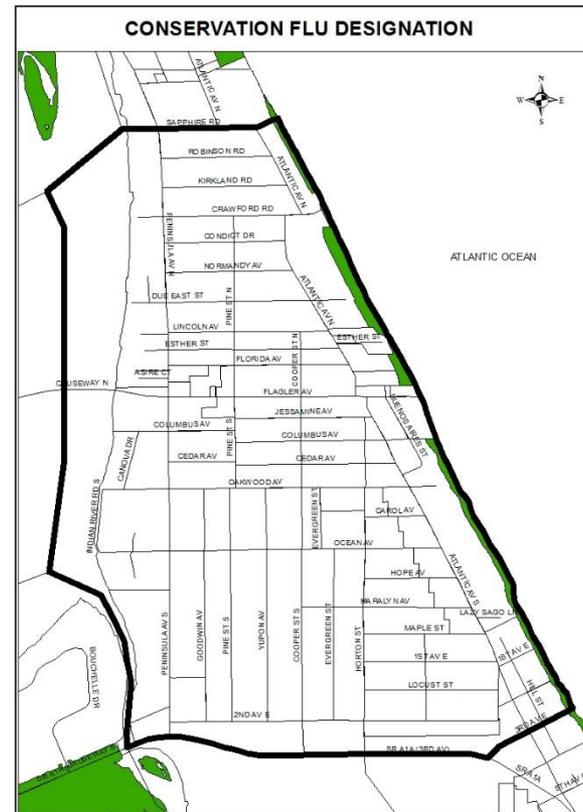
MAXIMUM THEORETICAL SF: 26,224
SF

ACTUAL SF BUILT: 0

MAXIMUM PERMITTED DENSITY: 0
UNITS / ACRE

ACTUAL # EXISTING UNITS: 20

AVERAGE DENSITY / ACRE: 3.32 DU /
ACRE





PUBLIC GROUNDS & BUILDINGS

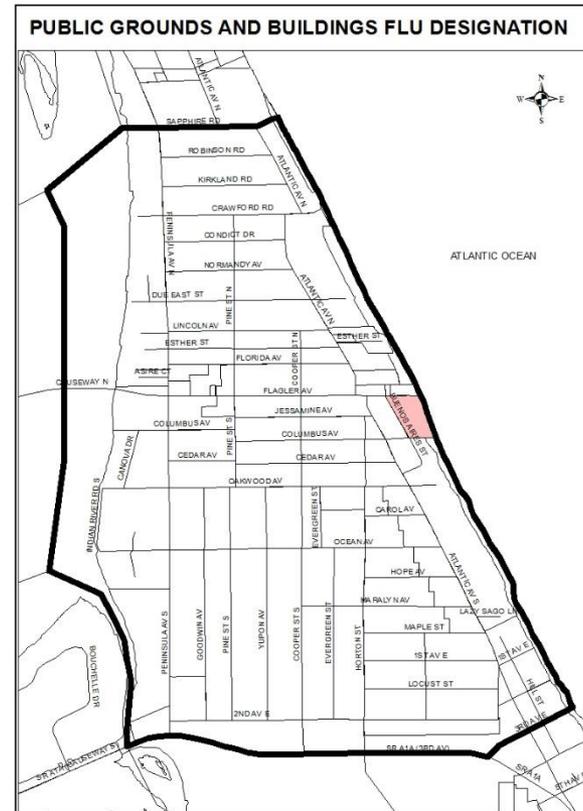
TOTAL ACREAGE: 1.85

MAXIMUM F.A.R.: 1.0

MAXIMUM THEORETICAL SF: 80,548
SF

ACTUAL SF BUILT*: 1,861

* Includes lifeguard tower and public restroom facilities at Flagler Avenue Parking Lot





LOW DENSITY RESIDENTIAL

TOTAL ACREAGE: 118.50

MAX. # RESIDENTIAL UNITS PERMITTED: 593

RESIDENTIAL UNITS BUILT: 472

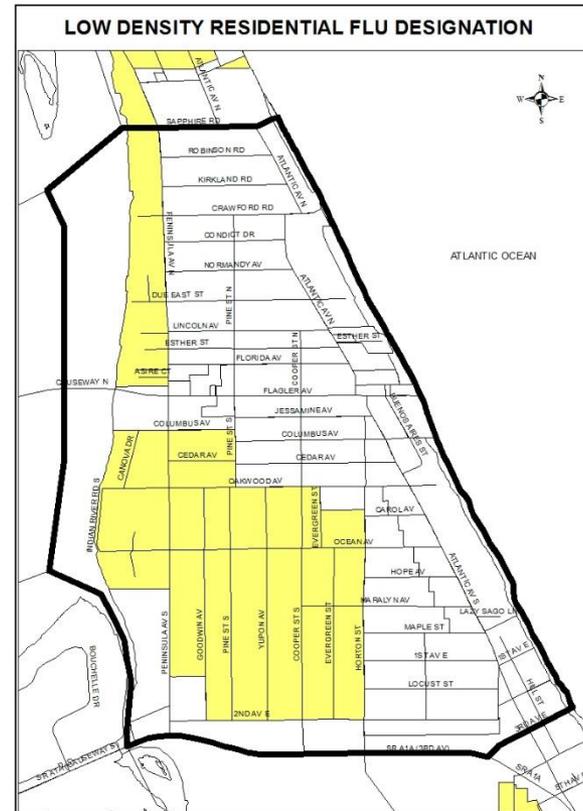
ACTUAL DENSITY: 3.98 DU / ACRE

MAXIMUM F.A.R.: 0

ACTUAL SF BUILT*: 13,716

MAX. # HOTEL ROOMS PERMITTED: 0

HOTEL ROOMS BUILT: 0



* Includes Coronado Methodist Church and New Smyrna Beachside Baptist



MEDIUM DENSITY RESIDENTIAL

TOTAL ACREAGE: 114.66

TOTAL # PARCELS: 724

MAXIMUM ALLOWED DENSITY: 8 DU / ACRE

MAX. # RESIDENTIAL UNITS PERMITTED: 918

RESIDENTIAL UNITS BUILT: 797

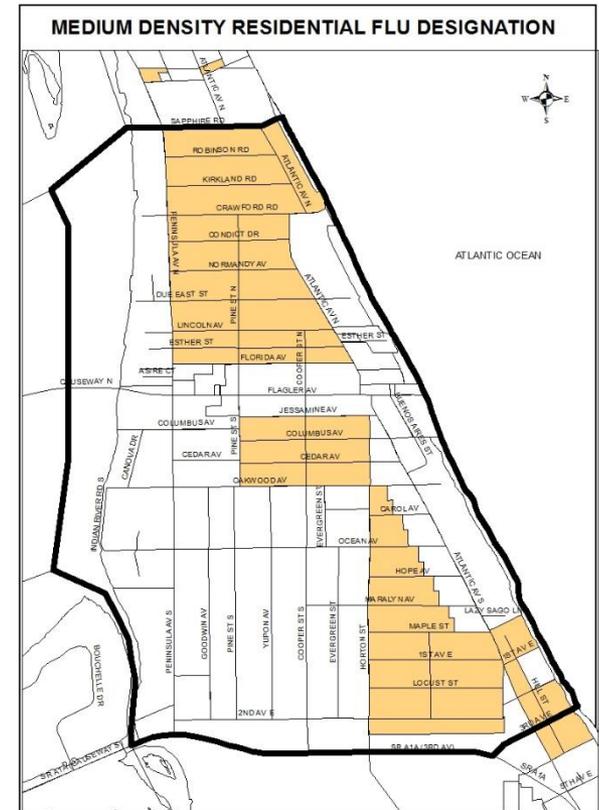
ACTUAL DENSITY: 6.95

MAXIMUM F.A.R.: 0

ACTUAL SF BUILT*: 1,430 (warehouse on Condict Dr.)

MAX. # HOTEL ROOMS PERMITTED: 0

HOTEL ROOMS BUILT: 0





HIGH DENSITY RESIDENTIAL

TOTAL ACREAGE: 34.52

TOTAL # PARCELS: 86

MAX. # RESIDENTIAL UNITS PERMITTED: 414

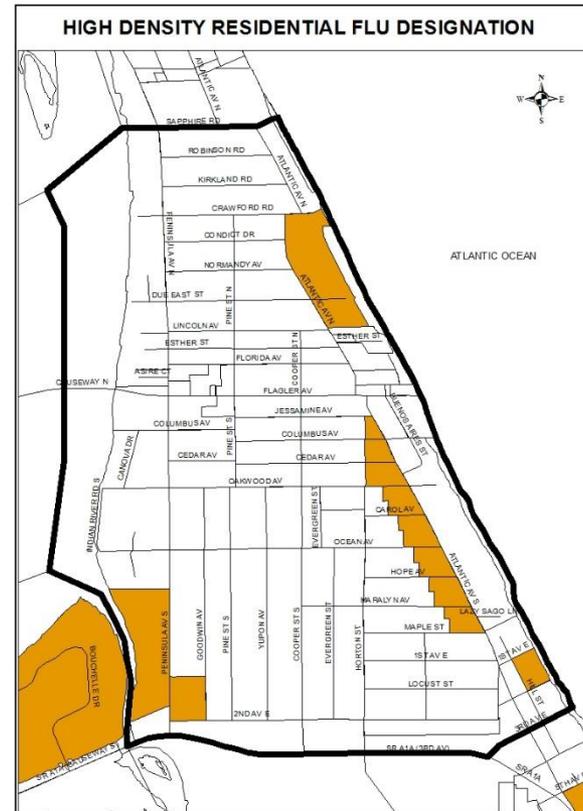
RESIDENTIAL UNITS BUILT: 430*

ACTUAL DENSITY: 12.46 UNITS / ACRES

ACTUAL SF BUILT: 0

HOTEL ROOMS BUILT: 0

*Does not include Coconut Palms timeshare units, as information was not available





HOSPITALITY – HAMPTON INN

TOTAL ACREAGE: 1.70

MAXIMUM F.A.R.: 3.0

MAX. SF PERMITTED: 222,156 SF

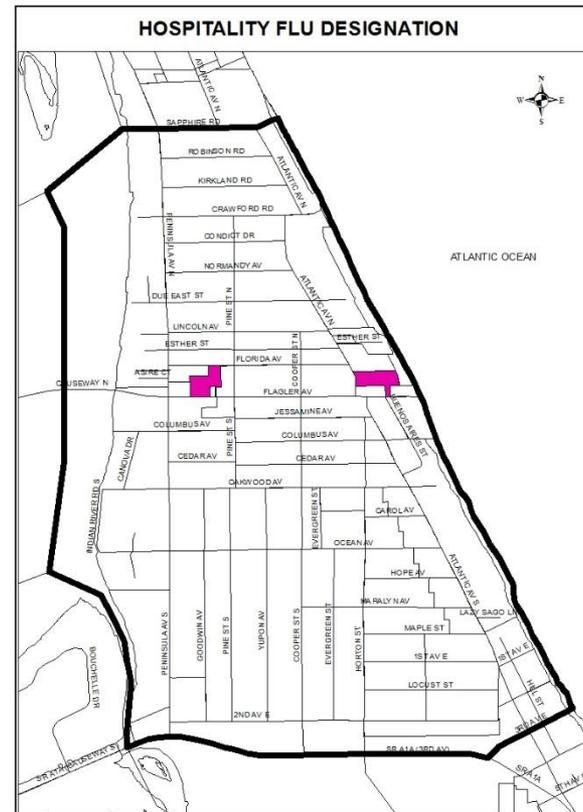
ACTUAL SF BUILT: 69,106 SF

MAX. # HOTEL DENSITY: 75 ROOMS / ACRE

MAX. # HOTEL ROOMS PERMITTED: 128

ACTUAL # HOTEL ROOMS BUILT: 112

ACTUAL # HOTEL ROOMS / ACRE: 66
ROOMS / ACRE





HOSPITALITY – SPRINGHILL SUITES (PROPOSED)

TOTAL ACREAGE: 1.52

MAXIMUM F.A.R.: 3.0

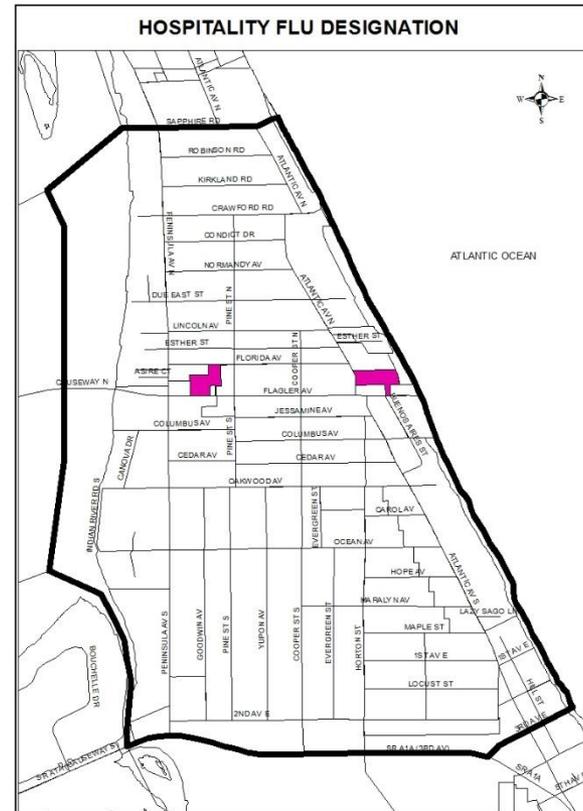
MAX. SF PERMITTED: 198,634 SF

ACTUAL SF PROPOSED: 75,707 SF

MAX. # HOTEL DENSITY: 75 ROOMS / ACRE

MAX. # HOTEL ROOMS PERMITTED: 114

ACTUAL # HOTEL ROOMS PROPOSED: 114





COMMERCIAL

TOTAL ACREAGE: 54.66

MAX SF PERMITTED: 4,296,568 SF

ACTUAL SF BUILT: 276,457 SF

ACTUAL F.A.R.: 0.13

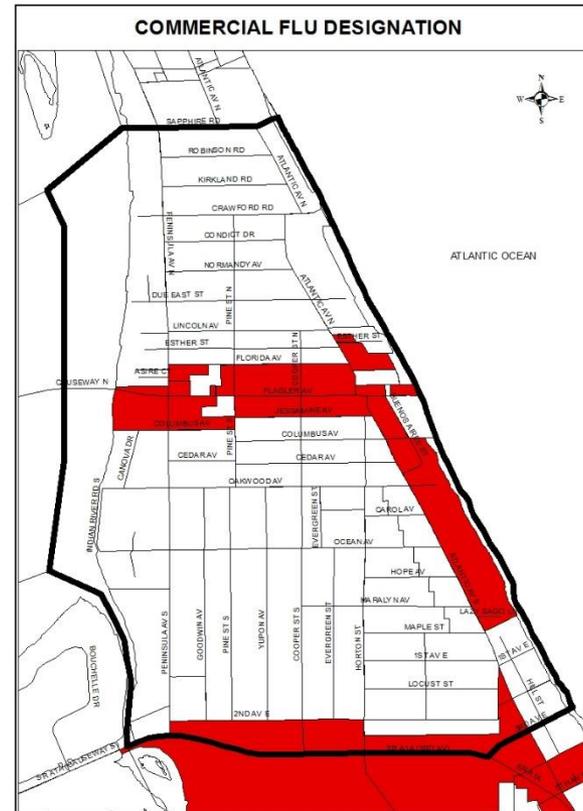
MAX. # RESIDENTIAL UNITS PERMITTED: 600

ACTUAL # RESIDENTIAL UNITS BUILT*: 271

MAX. HOTEL ROOMS PERMITTED: 1,202

ACTUAL # HOTEL ROOMS BUILT: 48

*Does not include timeshares as information was not available.





RECOMMENDATIONS

- Change Commercial FLU on Flagler Avenue and South Atlantic Avenue to Mixed Uses
- Reduce F.A.R. for Mixed Uses FLU on Beachside from 3.0 to 2.0
- Review zoning and FLU on parcels where CCSL has been relocated, as many of those parcels appear to retain their Conservation FLU and zoning designations.
- No changes recommended to Public Grounds & Buildings FLU designation
- Consider creating special zoning district for Esther Street where lots are only 42 feet deep
- Eliminate Type “C” (Drive-in) restaurants as a permitted use in B-4 zoning category



RECOMMENDATIONS

- Consider reducing bed and breakfast overlay to coincide with Coronado Historic District boundaries
- Encourage voluntary applications to change FLU designation on the west side of South Atlantic Avenue from High Density Residential to Medium Density Residential
- Change FLU of FDOT parcels on South Peninsula Avenue from High Density Residential to Public Grounds & Buildings
- Encourage voluntary applications to change Commercial FLU to Medium Density Residential for properties currently used for residential purposes (zoning would also have to be changed)
- Waive application and advertising fees for voluntary applications
- Change FLU on City retention ponds on Goodwin Avenue and South Pine Street from Low Density Residential to Public Grounds & Buildings



RECOMMENDATIONS

- Poll property owners regarding expansion of the Coronado National Register Historic District and creation of a local historic district
- Do not reduce parking ratios within the East 3rd Avenue business district



Comments and Questions



Conclusion of Workshop