



AS WE SEE IT

As we see it, like so many decisions in our personal lives, the Turnbull Creek bond issue is replete with conflicting choices. A clear majority of the members of the NSB Residents' Coalition passionately support government conservancy of environmentally sensitive lands. The Turnbull Creek Watershed meets the environmental benchmarks for city acquisition with the added value of historical preservation.

Overshadowing what should be an obvious vote for the bond is a significant lack of detail over a wide range of pertinent issues. The omissions include the absence of defensible appraisals; a lack of trust in agencies that have already granted development permits to the owners of the largest property; and an unease over the short time frame citizens have had to process the issue.

If the bond issue fails, however, there is a high degree of certainty that the developer will go forward with a housing development based on the current residential zoning on the parcel known as Turnbull Trace. In this event the Turnbull Canals and the natural habitat of the watershed will be gone forever. Additionally, more stress will be placed on SR 44 and its infrastructure.

If the bond issue passes, the good news is that no construction will go forward. Citizens then will look to a newly seated commission to conduct the due diligence required before issuing any bonds including guarantees for ownership by the city in perpetuity. Indeed, commissioners may not issue any bonds if prices asked are not supported by several totally independent surveys.

We believe that most citizens, and definitely the members of the Coalition, want to retain as much of the natural world of New Smyrna Beach as possible.

We also believe that a vote for the bond has a second prong: trust in the next city commission to be financially responsible, to be totally transparent; and to be prudent in investigating, confirming, and double checking every aspect of all acquisitions no matter how much time that process might take.

The choice is yours! Vote on or before November 6th.

For more information on this issue, please visit the link below:

[**Turnbull Creek Water Quality, Wildlife Habitat, and Natural Areas Protection Bond**](#)