

City Commission Workshop January 28, 2021

Video of the meeting and agenda can be found here:

https://cityofnsb.granicus.com/player/clip/98?view_id=1&redirect=true

Commissioners present were Mike Kolody, Randy Hartman, Jason McGuirk, and Mayor Russ Owen. Vice-Mayor Jake Sachs was absent. No one spoke during public participation.

Strategic Plan Update/Review: Michelle Vallance presented the results of the Commissioners' individual ranking of the 38 items under the five main categories as found in the NSB Strategic Plan in order to prioritize them for a shorter, more focused, list. The priorities in order were:

- **Communication and Trust**
 1. More specific Commission workshop sessions on identified strategic topics (CT1) and Develop a Community Survey for benchmarking (CT3).
 2. Measure and document community participation (CT 9).
- **Quality of Life Measures**
 1. Develop clear metrics for identified quality of life factors such as: historic buildings, tree canopy, park acreage, and utilization of community facilities. (QM2).
 2. Clear metrics for essential City Service Performance such as police/fire calls, traffic safety, utilities, and building permits. (QM1).
 3. Develop a strategy and partnerships addressing homelessness (QM3).
- **Growth Management**
 1. Update the land development/zoning code (LDC) (GM1);
 2. Proactively manage western growth through comprehensive planning, LDR amendments and partnerships among landowners, the city, and agencies (GM4); and
 3. Engage the UC through increased collaboration for strategic and planning initiatives (GM5). **TIED**
- **Environment & Resiliency**
 1. Explore opportunities for enhanced stormwater treatment and Best Management Practices (ER2).
 2. Update Stormwater Master Plan to explore opportunities for regional stormwater management facilities (ER4).
 3. Evaluate resiliency strategy for Coastal Flood areas (ER1).
- **Transportation and Circulation**
 1. Identify opportunities for new local street sidewalk and bicycle enhancements (TC1.2).
 2. Explore partnerships for shared use parking facilities (TC2.3).
 3. Explore opportunities for Traffic Calming techniques city-wide where requested (TC1.4) and Create designated loading zones for the historic retail main streets (TC2.2) **TIED**

Discussion included comments/concerns about the rankings, but City Manager, Khalid Resheidat, reassured the Commissioners and Mayor that this list was just a reminder of what needs to get done, making them more pro-active. Ms. Vallance added that the list will continue to be flexible, re-evaluated, and re-prioritized as progress is made. You can view the plan [here](#).

Administrative Office Building (AOB) site North Causeway: [Commissioner Kolody's design](#) of the AOB site at an estimated cost of \$80k was presented. The design included:

- 64, 12x55, trailer parking spaces
- 43, 9x15, auto parking spaces
- Two entrances/exits on the east and west sides
- A sidewalk along the riverfront

From the discussion that followed, the following are some comments/concerns:

Commissioner McGuirk felt that functionality was the main concern of this project as well as not committing too much to boaters who don't live here. He also thought an engineer may be needed to make sure the radiuses would work before the middle entrance is taken out and look into paving the front row aisle, getting rid of the RR ties, so trailers can just pull forward to leave. However, it was notes that this will have to be FDOT approved.

Commissioner Kolody stated that the design wasn't done for just boat trailer parking but also to save trees, offer good drainage, and have a recreational area for both residents and visitors.

Mayor Owen felt that the challenge will be with human behavior as people will park how they want to. He also felt it was a good plan but would like input by those who use it. He also preferred asphalt milling for the aisles as crushed concrete is very dusty.

Commissioner Hartman stated that perhaps we could "piggyback" the front aisle on the new north bike path using the asphalt millings for a bit of additional funding or even for free.

The city Manager stated the plan would be slightly modified before presentation at a Commission meeting for approval and used to apply for grant monies by March.

Potentially Available City Parcels: Assistant City Manager, Brian Fields, presented the top five City-owned properties that he felt could be either sold or leased. Most are stand-alone platted residential lots that are buildable but have no current or future public purpose. Mayor Owen noted that everyone needs to be cognizant of the New Charter ordinance that now requires 100% approval by Commissioners for certain City lands to be sold. [The list of the fifteen city-owned parcels considered can be found here.](#)

- Commissioner Kolody suggested offering the properties to groups/builders for affordable housing and/or offering property to the adjacent property owners, making every effort to relieve the city of the responsibility to maintain them.

- Other ideas were to make “pocket parks” but Mayor Owen felt those decisions should be made after the \ Parks Plan was completed.
- Commissioner Hartman brought up 632 Pine which the City bought with FEMA funds due to flooding. It is not buildable. Mayor Owen suggested allowing it to return to its natural state, so we don’t have to maintain it. Commissioner Kolody suggested offering it to the two adjacent property owners, to which Mr. Resheidat said he would contact FEMA to see if that is possible.

CCSL Discussion: Mr. Fields stated that adopting the State CCCL would eliminate confusion. The City’s Land Development Regulations (LDRs) would require amendment to allow for construction east of the line. IF we adopted the State’s CCCL, City Staff suggested the following options for amending the LDRs:

1. Keep the City’s CCSL construction regulations as-is.
2. Allow new building and hardscape improvements east of the CCSL, subject to the LDR requirements, **but no building and hardscape improvements would be permitted east of the existing principal building**, except for dune walkovers and sea walls.
3. Expand the list of items that are allowed east of the CCSL beyond dune walkovers and sea walls **to include only at-grade improvements (no vertical building) such as hardscaping, pools, decks, and patios, with these improvements being allowed only on existing disturbed lands.**
4. **Allow new construction east of the CCSL, including principal and accessory buildings, on existing disturbed/developed lands, outside of any dunes, subject to meeting all other aspects of the Land Development Regulations** (property line setbacks, maximum building coverage, building height, maximum impervious area, etc.). This one is the least restrictive.

Public Participation: A builder stated he welcomes the State Line being the only one, however, some buildings/properties are unique, so he hopes there can be some relaxing of regulations via a variance being looked over by Staff when they come up.

Commissioner support was for #2 or #3, with Mr. Fields recommending #2 due to its simplicity, fairness, and protection of the dunes. After review and input from the Planning and Zoning Board, this issue will be brought to the City Commission.

Maximum Residential Dock Site. Senior Planner, Robert Mathen, presented this item. The City hasn’t followed the Volusia County Manatee Protection Plan (VCMPP), which protects water wildlife and limits the number of boat slips in rivers. In November 2019 under Ordinance 78-19 and based on Staff recommendation, the City adopted the current 1,000 SF maximum dock size (including walkways, mooring pole areas, and dedicated boat storage space in that calculation). To comply with the VCMPP, we changed the four docks per family to two in our LDR; however, the dock size still needed to be addressed due to the many requests for the City to reconsider the 1000 SF maximum. City staff recommends three options:

1. Allow for a 1000 SF dock eliminating the calculation of the walkways/gangways less than five (5) feet in width, mooring pole area, and boat storage in the slip (which shades the water below).
2. Allow for a 1200 SF dock eliminating the calculation of walkways/gangways less than five (5) feet in width, mooring pole area, boat storage in the slip.
3. Change the maximum size to 1500 SF with no elimination of calculations.

Mr. Mathen also clarified that if there is a second story/sundeck over wood, it is not counted in that square footage, but it does have a 15' height limit from the mean water line. Additionally, any covered boat areas will be counted in the calculation of the SF.

Commissioner McGuirk clarified that the regulation did not apply to existing docks that were built prior to the regulations being in place.

The Commissioners thought Option #1 would be the best to be put into the amended dock regulation of Section 803.04.D.(5).

Historic Westside CRA Grant Programs and Criteria. CRA director, Chris Edwards, discussed the following programs:

- Adaptive Re-Use Opportunity Grant Program is \$250k (i.e., transforming former motels into medical buildings, etc.)
- Small Scale Commercial Facade/Property Improvement Grant Program is \$100k (up to \$25k award per approved applicant).
- Large Scale Commercial Facade/Property Improvement Grant Program is \$400k.
- Funds with FDOT for 200k toward US1 median improvement.

Commissioner Kolody liked the focus on commercial property, especially on US 1, and outside improvements that help neighborhoods.

Commissioner McGuirk noted the limitations of CRA now compared to the past as the criteria has changed, but we have come a long way and sees this helping US1.

Mayor Owen asked about waiving permit fees vs having CRA paying for them, and Mr. Resheidat said we would look into that.

The Commissioners were happy to see that the CRA was moving quickly under Mr. Edwards leadership.

Homelessness: Background: Mr. Resheidat hosted a meeting on Jan. 19th regarding the homelessness issue. Attendees (some virtual) included local representatives from Volusia County, City of New Smyrna Beach, City of Port Orange, City of Edgewater, City of Oak Hill, along with representatives from Advent Health, NSB Housing Authority, local churches (who provide service to the homeless), business, and residents. From this group, seven were chosen and will meet within the next two weeks to initiate the discussion, and work toward finding a suitable, streamlined program to assist the homeless community with utilizing tools and resources they need to work toward securing permanent housing, obtaining necessary medical and mental treatment they may need, and to assist in providing or finding jobs when possible. He is working toward bringing a recommendation of a plan to the City Commission at the end of March 2021.

Mr. Resheidat stated that there are many challenges in trying to come up with a solution:

- Developing a reasonable program that fits our needs.
- Finding a suitable location within a reasonable distance.
- Procuring funding sources which is beyond what we can do with our General Fund, perhaps reaching out to our businesses and get a commitment where they can contribute.
- Implementing both long and short-term programs.

Mayor Owen asked what would happen if our partners decided they can no longer help. He wants to ensure we are committing monies to helping the homeless only in New Smyrna Beach, not other cities. Mr. Resheidat agreed with the Mayor and stated that the group of seven will be meeting on February 10th and 17th to discuss the plan.

Commissioner Kolody felt we need to focus in-house (NBS only) due to the distance of facilities and the \$35k we allocate for the homeless is a divergent process and could be used a different way than it is now.

Commissioner Hartman participated in a webinar and learned that the number of homeless is expected to jump dramatically due evictions when there is no longer aid, and these people are the ones we need to focus on.

Commissioner McGuirk agreed with everyone, but added that every city isn't the same, and we are lucky in that we may have jobs for several of these people as businesses in the service sector are hiring. He recommended that the City Manager find a city that works and see what we can learn and do, but Mr. Resheidat has to understand this is a Herculean task, and one that has not been solved anywhere as of yet, so don't think that "the buck stops" at your desk, especially in regard to all the effort you have put into this.

IV. Commission Comments:

Mayor Owen stated City Staff has done a good job as 2020 was a rough, chaotic year, and we can use 2021 to check off all the items that we can, for we are off to a good start.

Commissioner McGuirk felt we can continue to move forward as we ARE moving forward as seen by what is being accomplished.

Commissioner Hartman stated he liked having workshops such as this one, for they are able to check off a few items at a time which is allowing the Commissioners to focus better, to which Mayor Owen agreed.