



# PARKING IN THE CITY OF NEW SMYRNA BEACH

Commission Workshop  
December 15, 2022

# DO WE HAVE A PARKING PROBLEM?



1. Is it a regulatory issue?
  2. Is it a functional issue?
  3. Is it a perception issue?
- (The Wal-Mart 300)

# MAINLAND PARKING

- NORMAL BUSINESS PERIODS
- SEASONAL
- SPECIAL EVENTS
- PARKING PRACTICES  
Employees

# CURRENT MAINLAND PARKING

CURRENT CANAL STREET DISTRICT REGULATORY REQUIREMENTS: 554 (1,108)

CURRENT SPACES AVAILABLE ON PRIVATE PROPERTY: 365

CURRENT SPACES AVAILABLE ON PUBLIC LOTS: 179

CURRENT AVAILABLE ON-STREET SPACES: 159

TOTAL AVAILABLE SPACES: 703

DIFFERENCE: +149 (-405)



# CURRENT MAINLAND PARKING SITES



# BEACHSIDE PARKING

- NORMAL BUSINESS PERIODS
- SEASONAL
- SPECIAL EVENTS
- PARKING PRACTICES  
Employees, Beach Visitors

# BEACHSIDE AVAILABLE PARKING

SPACES AVAILABLE ON PRIVATE PROPERTY: 715

PUBLIC SPACES AVAILABLE: 453

TOTAL SPACES AVAILABLE IN FLAGLER AVE ZONE: 1,168

NO DATA EXISTS ON REGULATORY NEEDS

NO PARKING STUDIES ADDRESSED PARKING DEMAND BASED UPON  
THE BEACH

PREVIOUS STUDY CONDUCTED ON 2011 SHOWED OVERALL  
SURPLUS WITH LOCATIONAL DEFICITS CLOSER TO THE BEACH AND  
SURPLUSES AWAY FROM THE BEACH.

# PHYSICAL OPTIONS TO ADDRESS PARKING NEEDS



# PHYSICAL IMPROVEMENTS

## PARKING GARAGES



# PARKING PROGRAM FINANCING

## 1. BUSINESS IMPROVEMENT DISTRICT

PROPERTY OWNERS WITHIN A SPECIFIED DISTRICT APPROVE BY PETITION, THE AUTHORIZATION TO ASSESS THEMSELVES FOR THE PURPOSE OF PROVIDING SPECIALIZED SERVICES TO BENEFIT OWNERS.

## 2. PUBLIC PRIVATE INITIATIVES

LOCAL GOVERNMENT AND PRIVATE OWNERS PARTNER TO FUND AND OPERATE PARKING PROJECTS AND PROGRAMS.

# CONSTRUCTION OF NEW 250 SPACE GARAGE

TOTAL COST : \$9,000,000

ANNUAL DEBT SERVICE (20yrs 4.25%): \$672,000

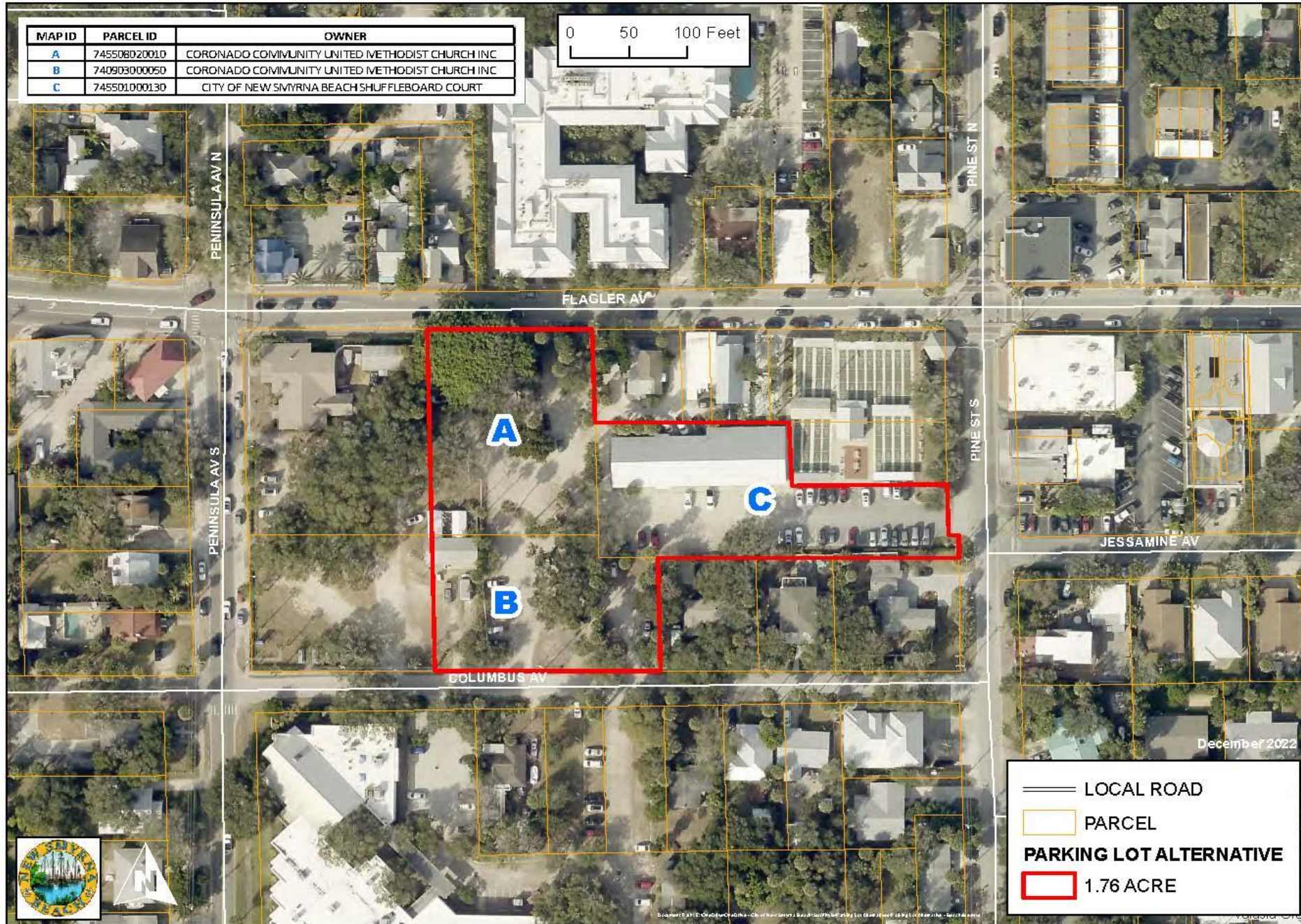
ANNUAL COST CAN BE SPLIT BETWEEN BUSINESS COMMUNITY  
AND CITY AT \$336,000 EACH



# PARKING LOT ALTERNATIVE - BEACHSIDE

MAP ID	PARCEL ID	OWNER
A	745508020010	CORONADO COMMUNITY UNITED METHODIST CHURCH INC
B	740903000050	CORONADO COMMUNITY UNITED METHODIST CHURCH INC
C	745501000130	CITY OF NEW SMYRNA BEACH SHUFFLEBOARD COURT

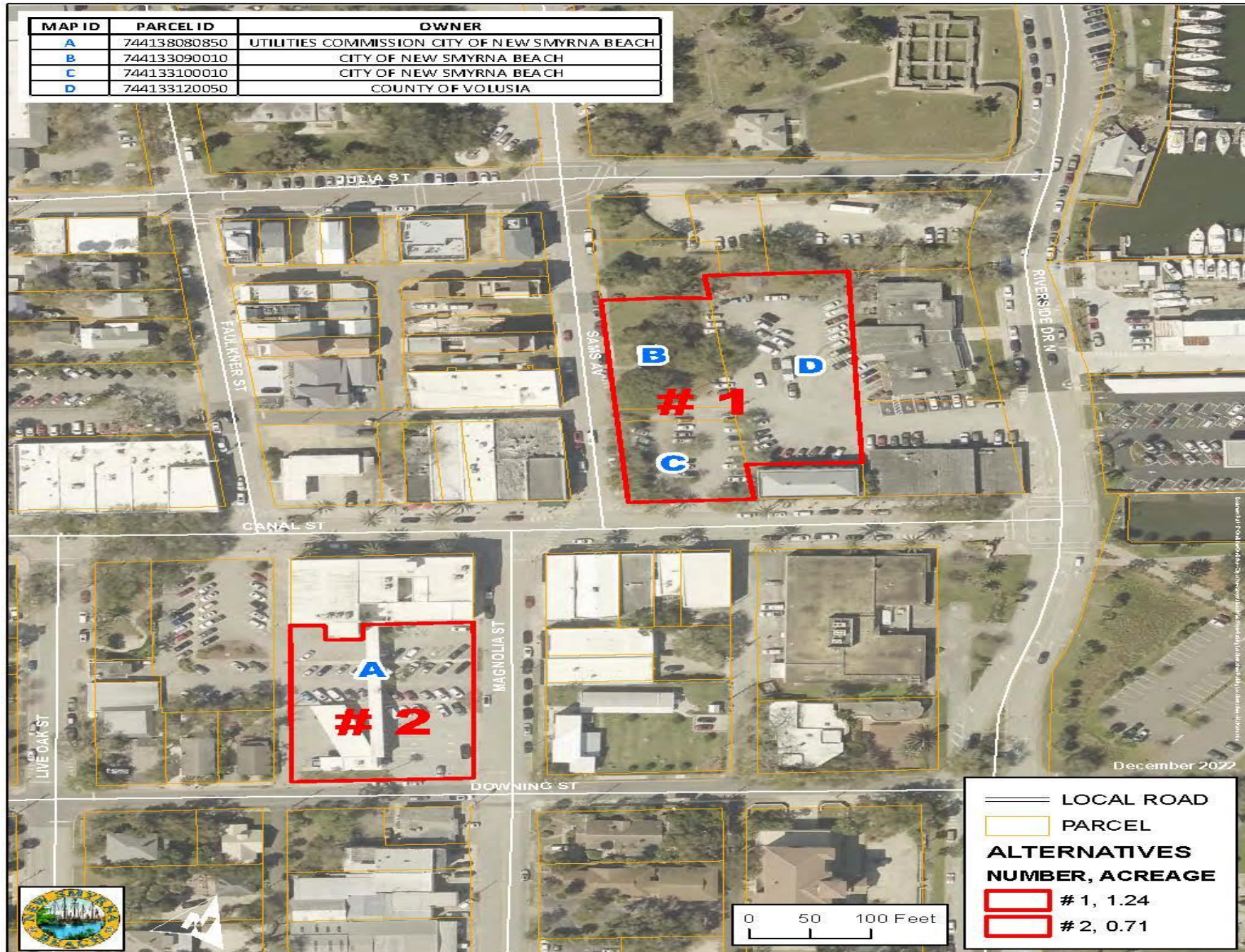
0 50 100 Feet





# PARKING LOT ALTERNATIVES - MAINLAND

MAP ID	PARCEL ID	OWNER
A	744138080850	UTILITIES COMMISSION CITY OF NEW SMYRNA BEACH
B	744133090010	CITY OF NEW SMYRNA BEACH
C	744133100010	CITY OF NEW SMYRNA BEACH
D	744133120050	COUNTY OF VOLUSIA



# BUSINESS IMPROVEMENT DISTRICT ASSESSMENT

The Business Improvement District program will allow the businesses within the proposed District to “self tax” themselves to provide for capital or programmatic programs within their defined area

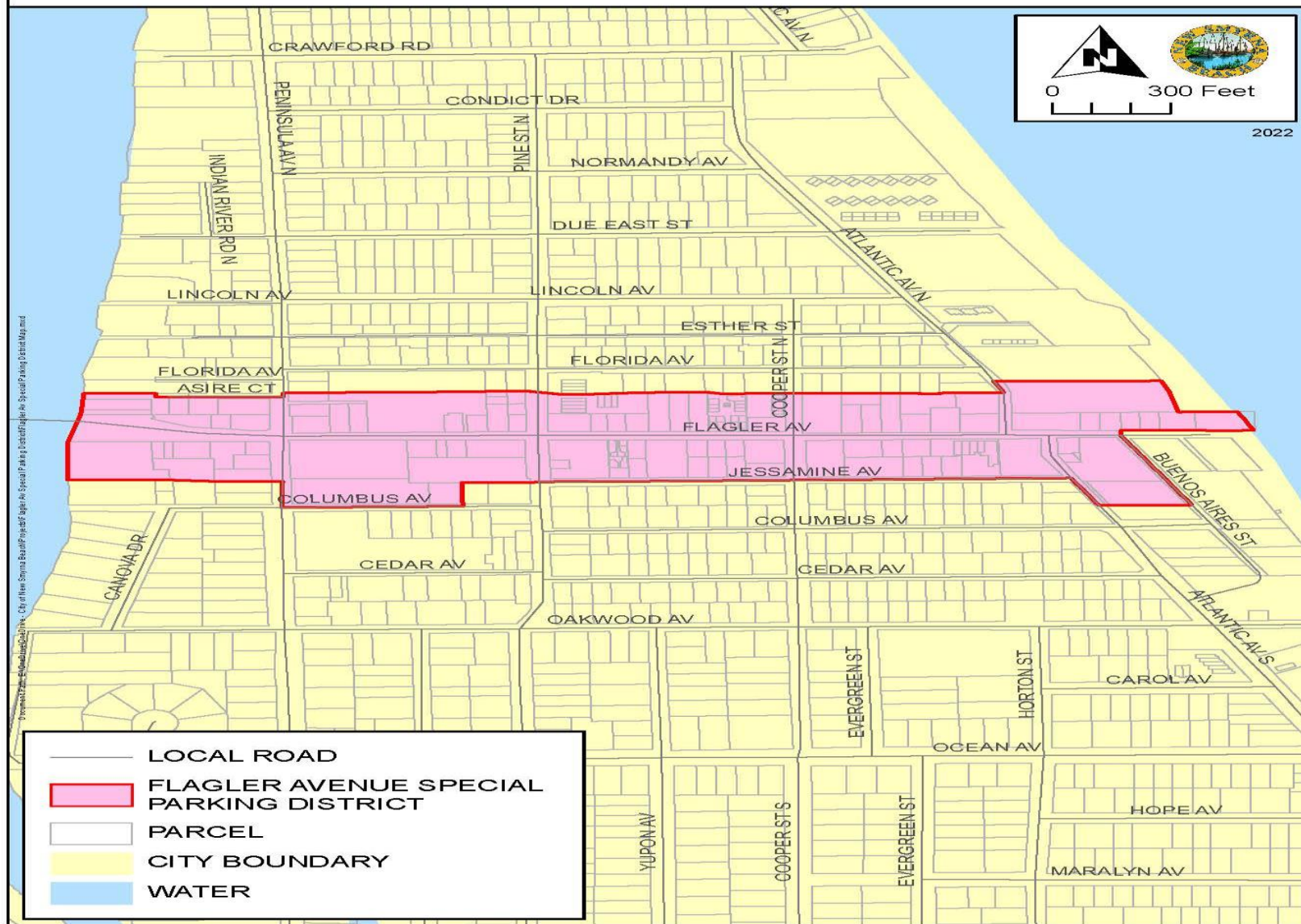
The \$336,000 annual debt service obligation can be paid by the following estimated millage rates throughout the district to generate the revenues to meet the debt service requirement.

MAINLAND: 1.87- This would equate to a \$187/year assessment per \$100K in value

FLAGLER DISTRICT: 2.81- This would equate to a \$281/year assessment per \$100K in value

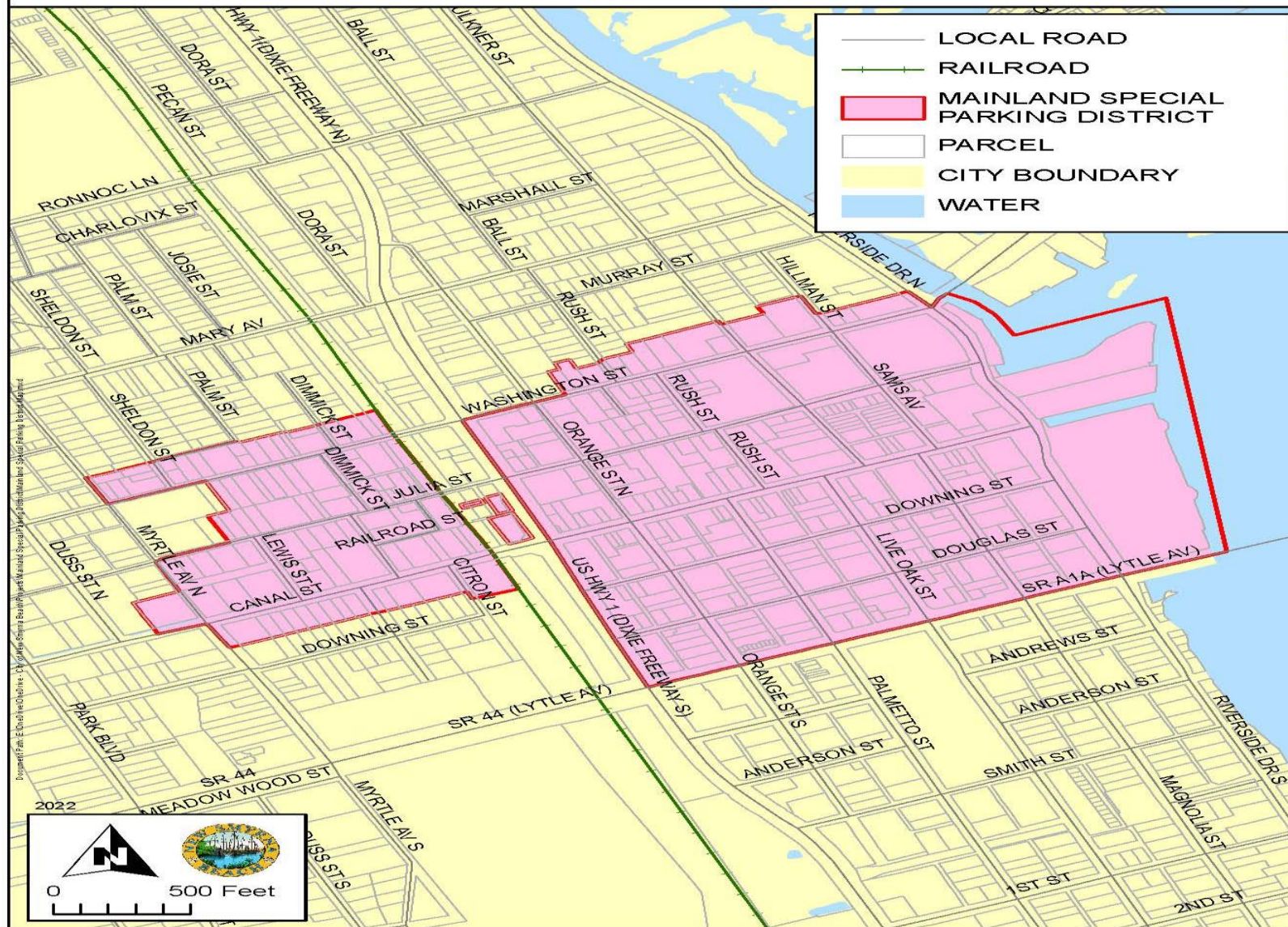


# FLAGLER AVENUE SPECIAL PARKING DISTRICT






## MAINLAND SPECIAL PARKING DISTRICT





# PRIVATE AND/OR PUBLIC PRIVATE OPTIONS

- 
1. COMBINED PUBLIC /PRIVATE PROJECT WITH EQUAL INVESTMENT
  2. PUBLIC PRIVATE OPTION WITH LAND LEASE AND CITY RECEIVING PORTION OF NET REVENUES
  3. SALE OF PROPERTY TO PRIVATE ENTITY TO OPERATE ON A FOR-PROFIT BASIS
  4. TOTAL PUBLIC INVESTMENT AND OPERATION

# ANCILLARY SUPPORT PROGRAMS

1. SHUTTLE/VALET SERVICES
2. PARKING PLACARD SYSTEM
3. STREET PARKING KIOSKS



# OPEN DISCUSSION

