

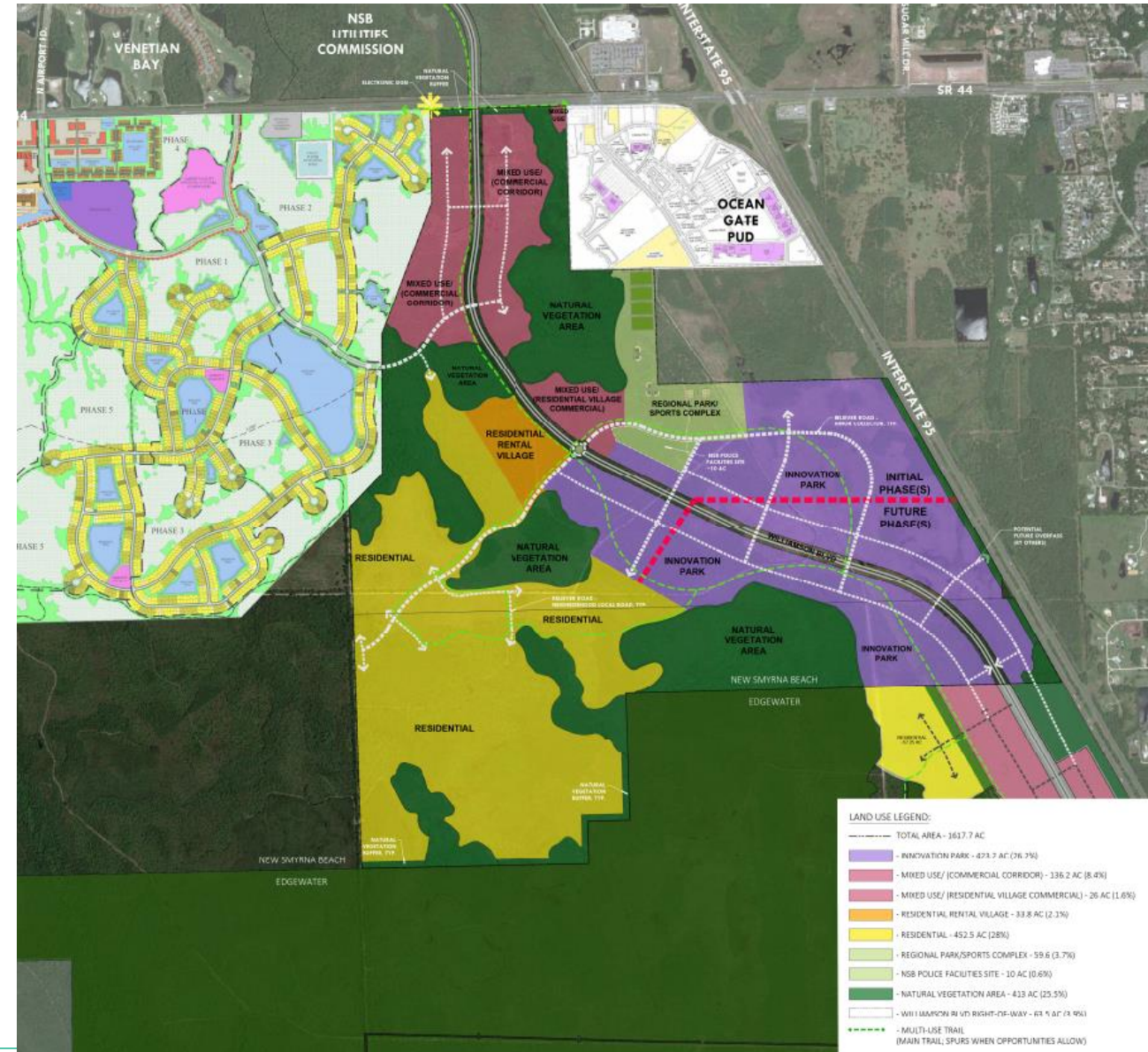
# Deering Park Innovation Center at New Smyrna Beach Second Hearing

New Smyrna Beach Planning Board

June 3, 2024

On May 6, the Planning and Zoning Board recommended approval of the proposed Comprehensive Plan Map Amendment and Comprehensive Plan Text.

Regarding the PUD, applicant requested a continuance to work with staff to provide additional clarifications of issues raised and provide language regarding stipulations made during the hearing.

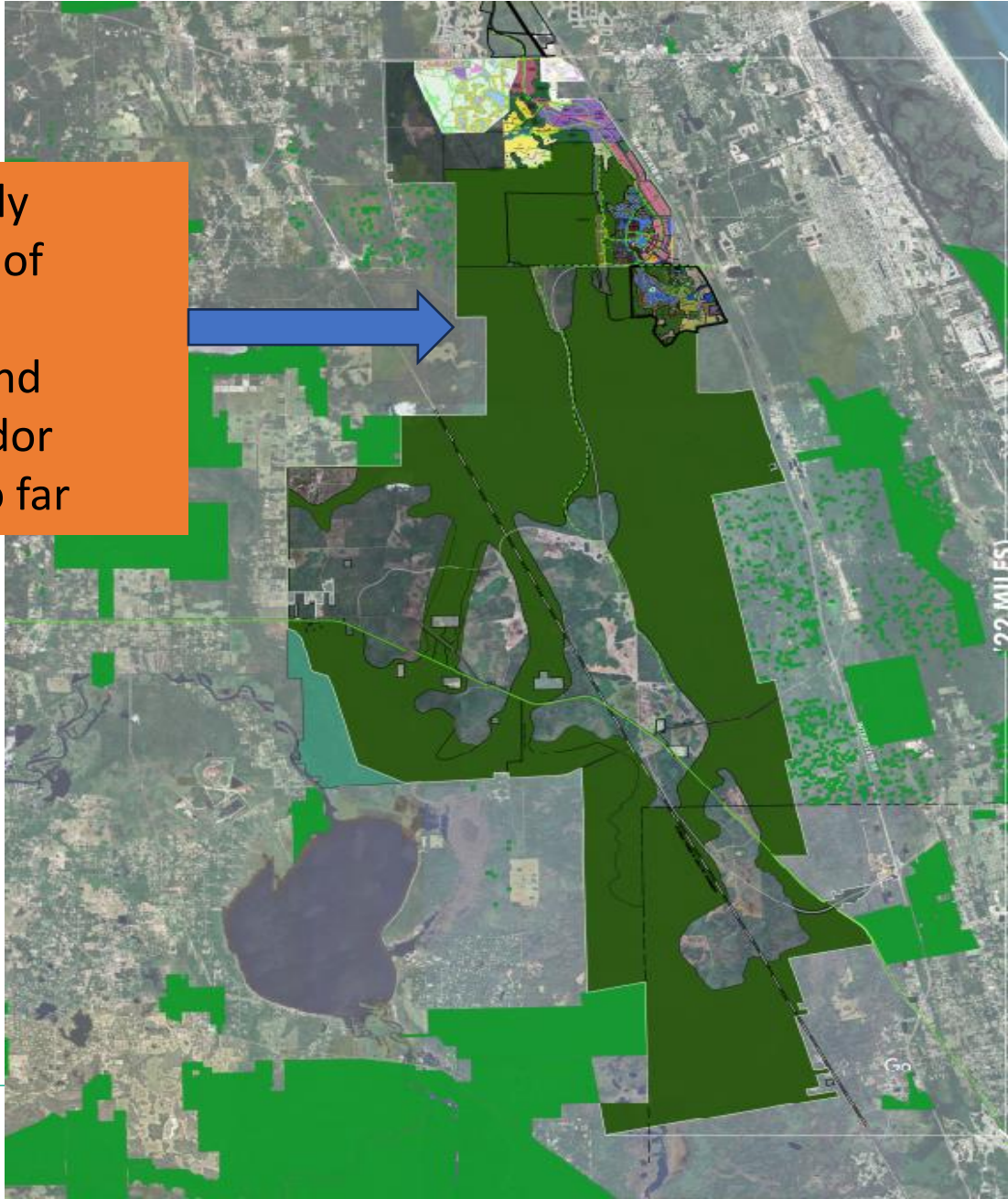


## STORMWATER MANAGEMENT SYSTEM PLAN

PUD Master Development Agreement has been amended to create a section on Stormwater Management System requirements.

Key amendments and clarifications:

Prior to any development of the site, DPIC shall complete at its expense a Stormwater Management and Runoff study to determine the existing runoff based on current conditions and runoff impacts that take into account revised climate and storm occurrence data in order to design an integrated stormwater master plan that directs stormwater into the south conservation easement areas.



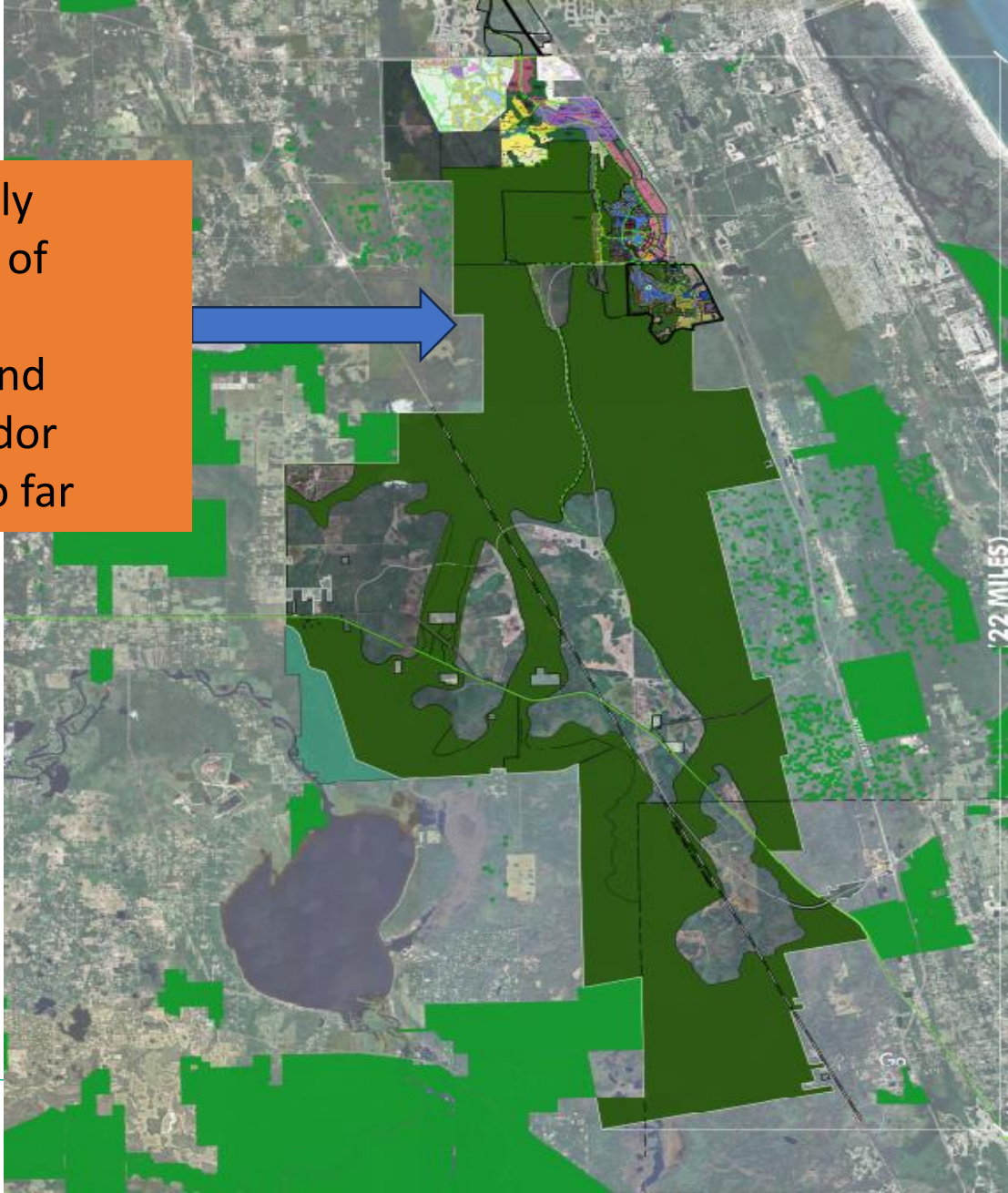
Approximately 45,000 acres of conservation easements and habitat corridor ecosystem so far

## STORMWATER MANAGEMENT SYSTEM PLAN

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Key amendments and clarifications:

As a condition of development within DPIC, [with the exception of the construction of Williamson Boulevard, which may provide for a separate stormwater system] DPIC shall obtain full legal access for the re-direction of stormwater through and to the conservation easement areas south of the project within Deering Park North and the Farmton Local Plan tracts.



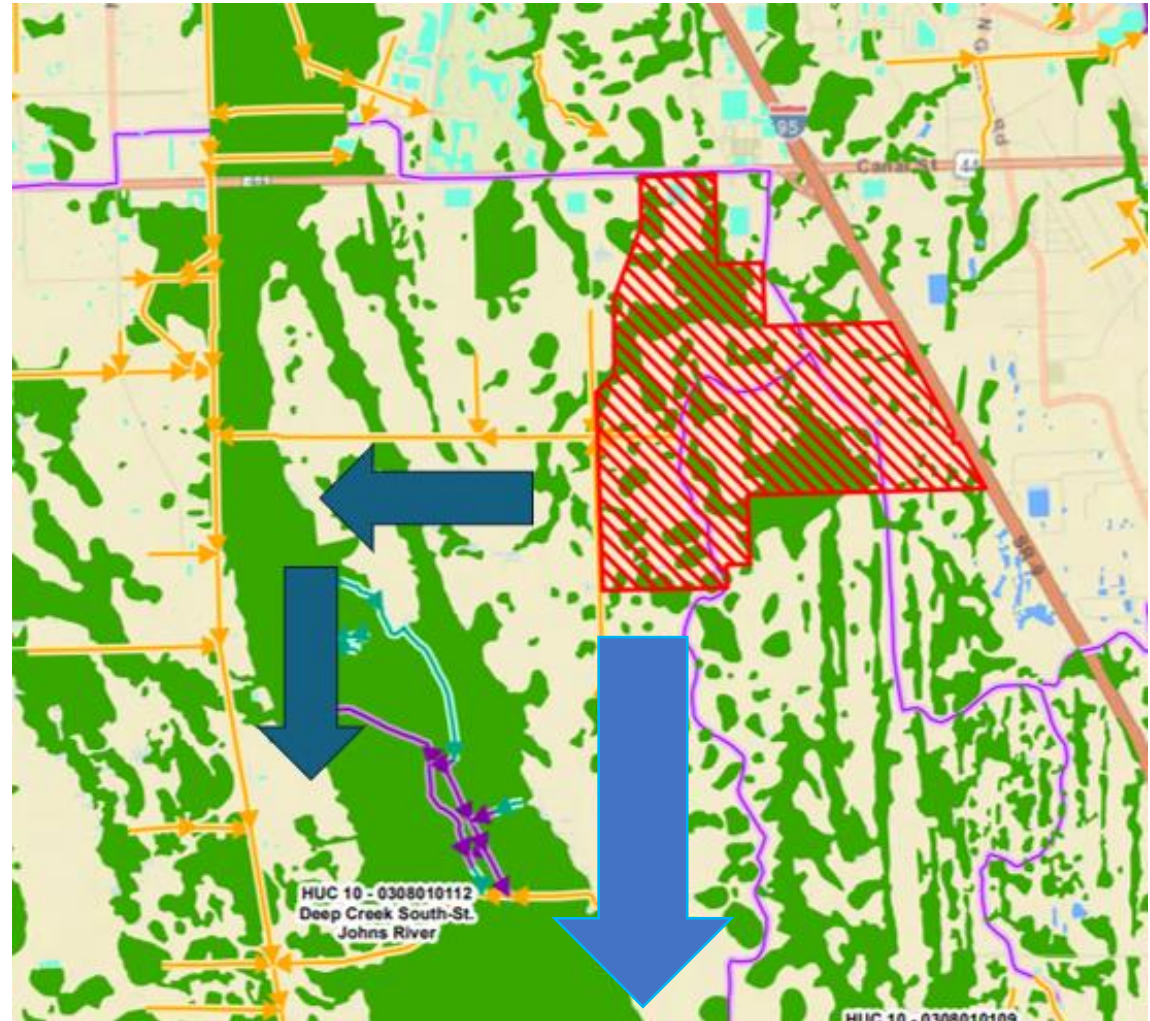
Approximately 45,000 acres of conservation easements and habitat corridor ecosystem so far

## STORMWATER MANAGEMENT SYSTEM PLAN

PUD Master Development Agreement has been amended to create a section on Stormwater Management System requirements.

Key amendments and clarifications:

Stormwater design and construction shall prevent negative stormwater or flooding impacts to offsite properties from the site and shall be designed to have no impact on existing development or neighborhoods, and specifically there shall be no stormwater runoff from DPIC into Venetian Bay or the Utilities Commission campus.

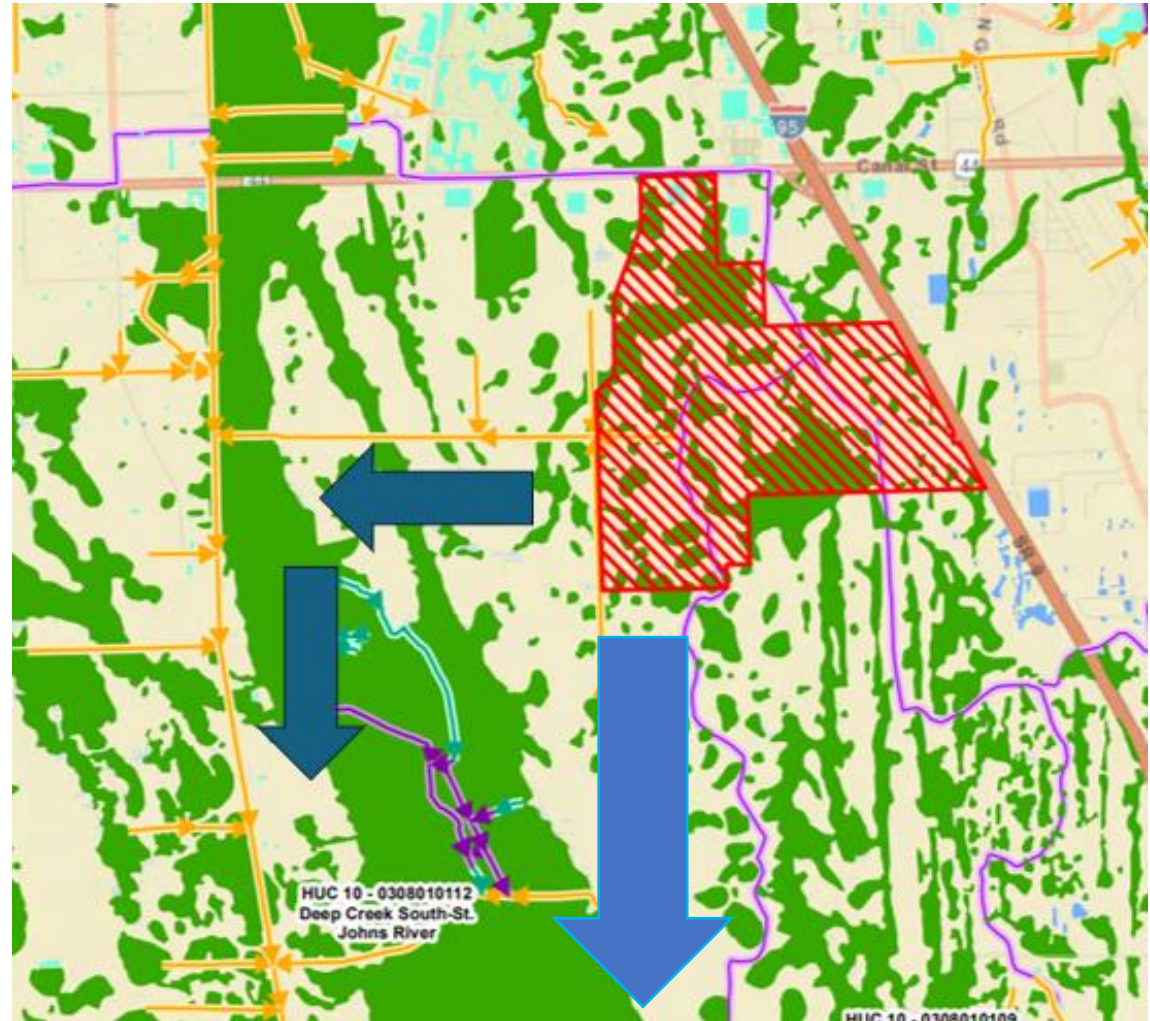


## STORMWATER MANAGEMENT SYSTEM PLAN

PUD Master Development Agreement has been amended to create a section on Stormwater Management System requirements.

Key amendments and clarifications:

DPIC shall design and submit permits for such stormwater flow re-direction, which shall include provisions to ensure that no stormwater runoff from DPIC proceeds north into Venetian Bay or the Utilities Commission campus.



## STORMWATER MANAGEMENT SYSTEM PLAN

PUD Master Development Agreement has been amended to create a section on Stormwater Management System requirements.

Key amendments and clarifications:

An integrated stormwater master plan including lakes, ponds, conveyances, drainage and retention facilities will be designed, permitted, constructed, and maintained. . . ,

Stormwater retention and drainage systems shall be designed and permitted as each project phase is designed and approved as part of a master system. Each phase of said stormwater system shall provide more capacity than necessary for that phase until the master system is complete.

WILL UTILIZE  
SAME PHASING  
APPROACH  
AS DEERING PARK  
IN EDGEWATER



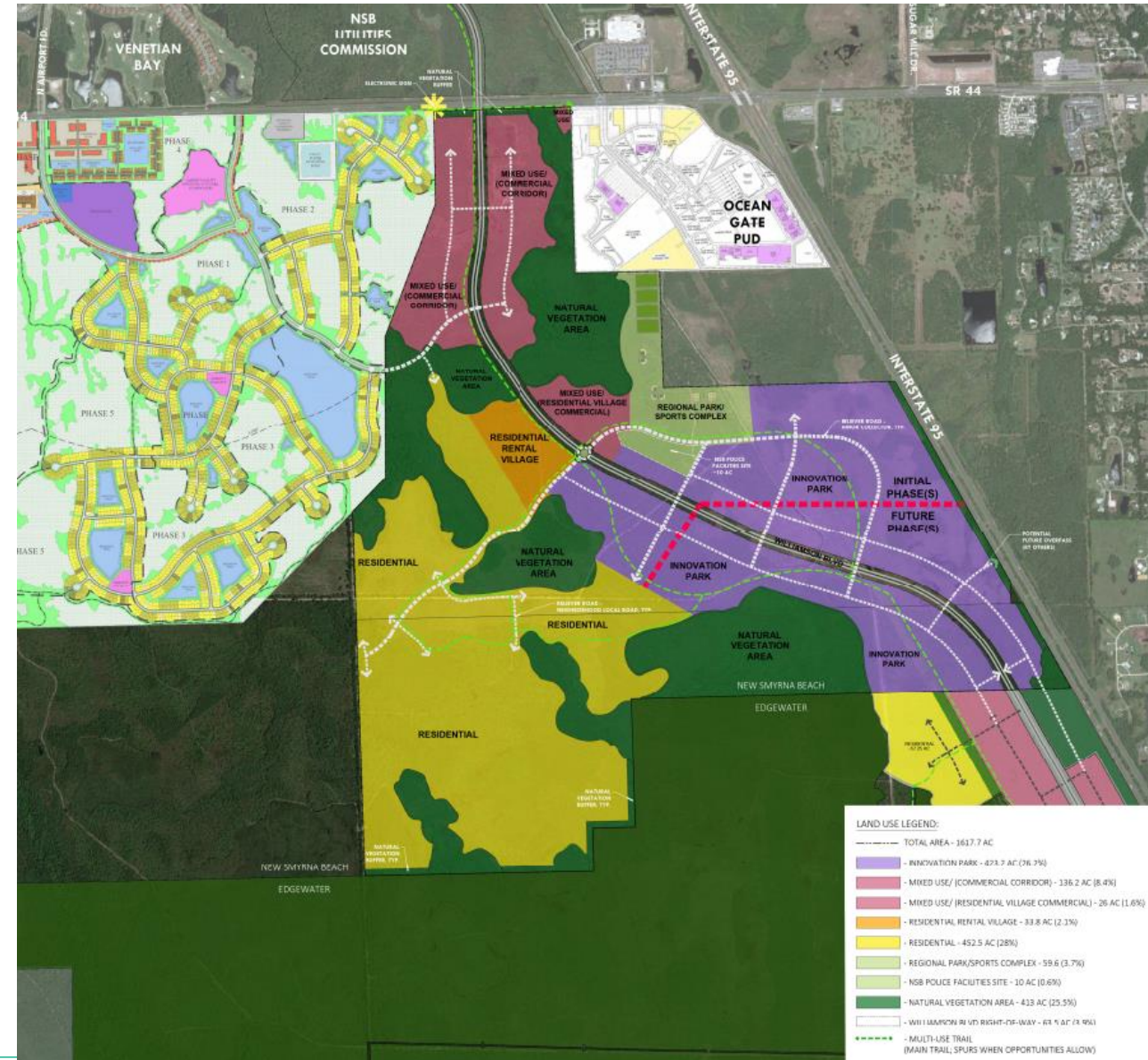
## STORMWATER MANAGEMENT SYSTEM PLAN

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Key amendments and clarifications:

Compensating storage of stormwater shall meet or exceed the standards provided in the City of New Smyrna Beach land development code.

NOTE THAT CONCEPTUAL MASTER PLAN DOES NOT SHOW STORMWATER SYSTEM INCLUDING LAKES YET – WILL BE ESTABLISHED IN PERMITS



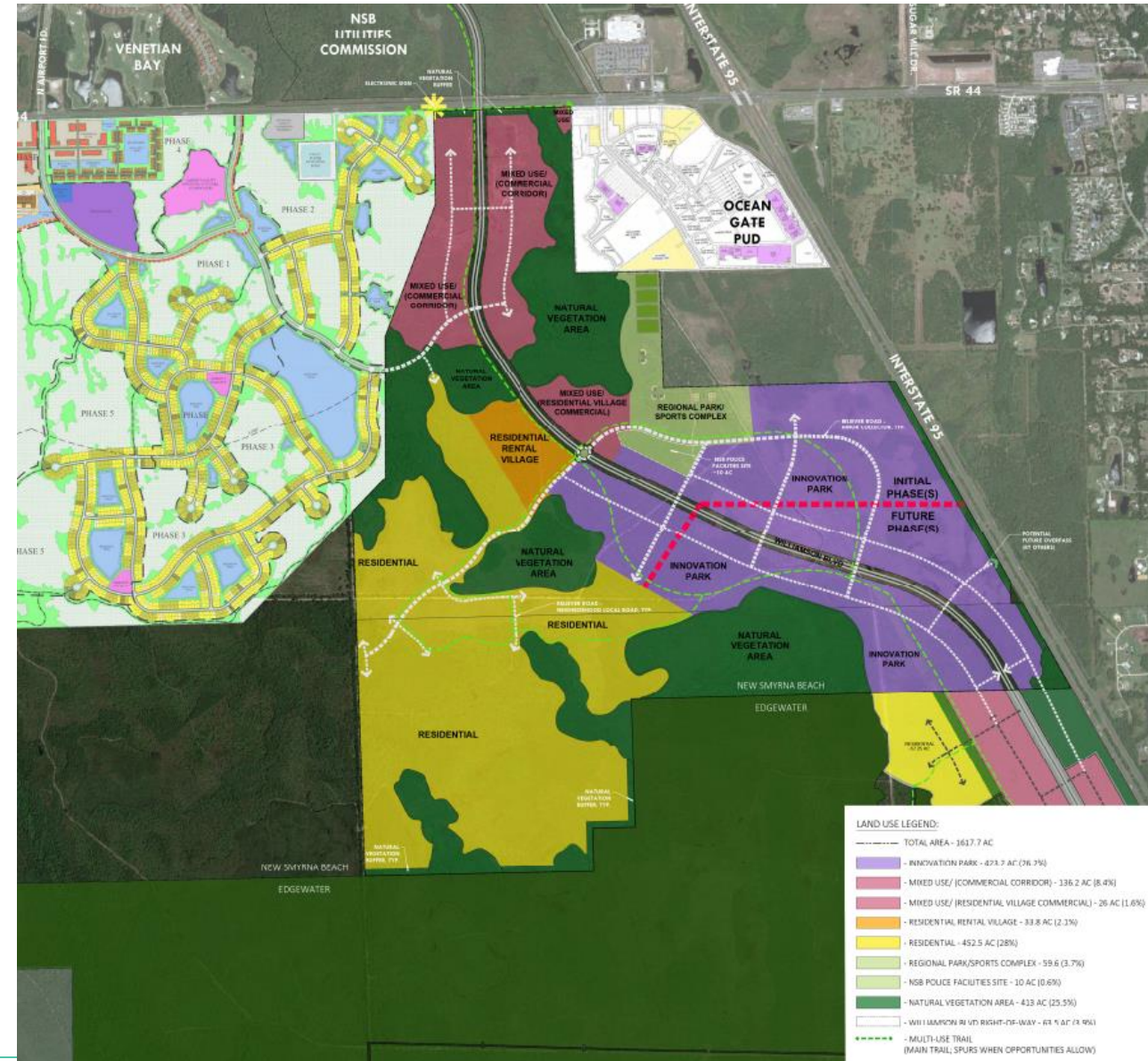


## STORMWATER MANAGEMENT SYSTEM PLAN

PUD Master Development Agreement has been amended to create a section on Stormwater Management System requirements.

Key amendments and clarifications:

The cost of maintenance for the master stormwater system may be the responsibility of a Community Development District, the potential expansion of the Deering Park Stewardship District subject to City approval, or a Property Owners Association.

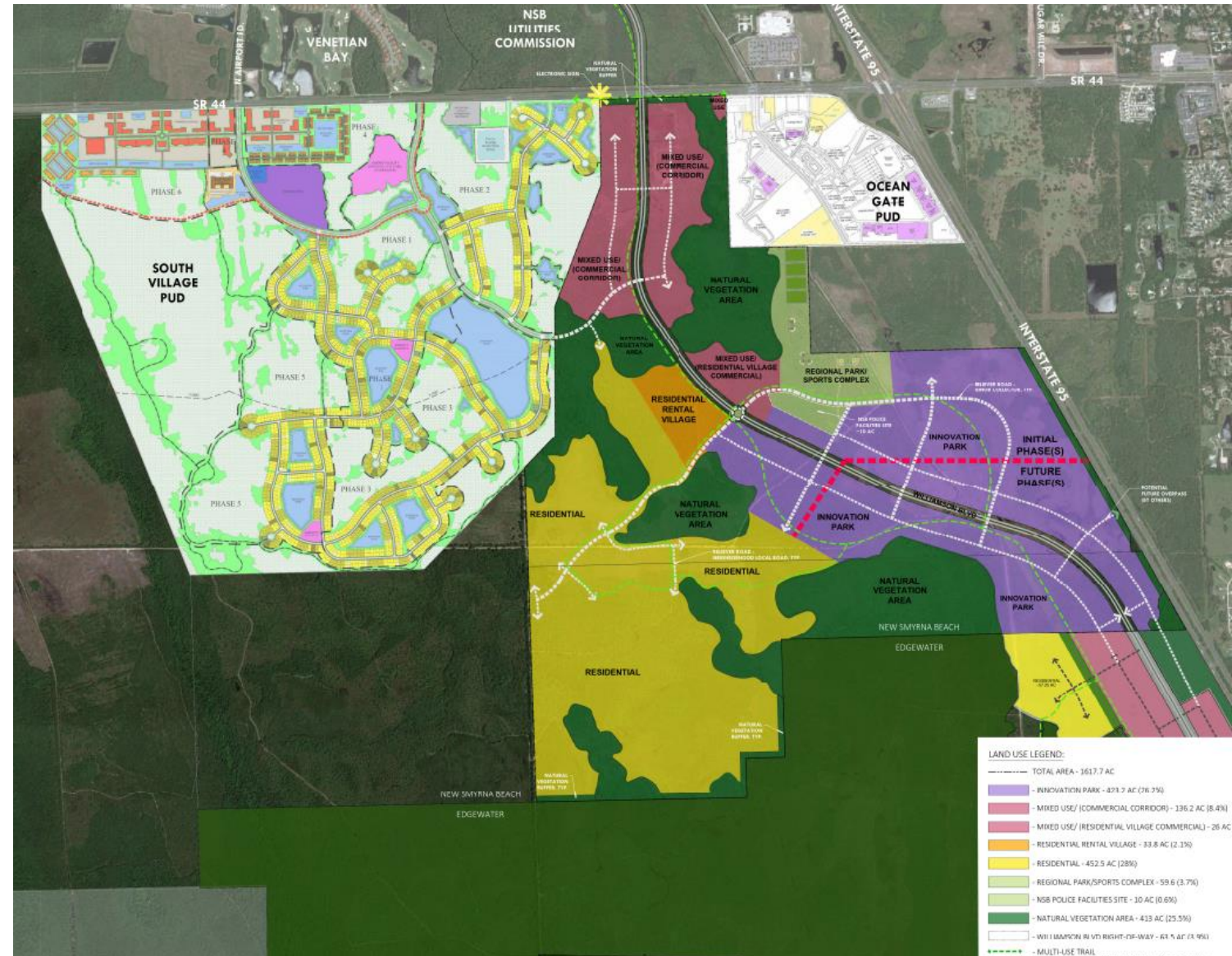


## TRAFFIC MANAGEMENT TOPICS

PUD Master Development Agreement has been amended to create a section on Traffic Management requirements.

### INTERNAL CAPTURE

- Increase internal capture with mixed use program
- Provide a monitoring program for the life of the project
- Increase internal capture over the long term



## COMMUNITY CAPTURE

- Increase Community Capture
- Provide goods and services on the west side of Interstate
- Minimize traffic interaction on SR 44 east of I-95
- Keep trips west of I-95
- Shorten trip lengths for goods and services



DEERING PARK INNOVATION CENTER, DEERING PARK NORTH, DEERING PARK CENTER - CONCEPTUAL MASTER PLAN

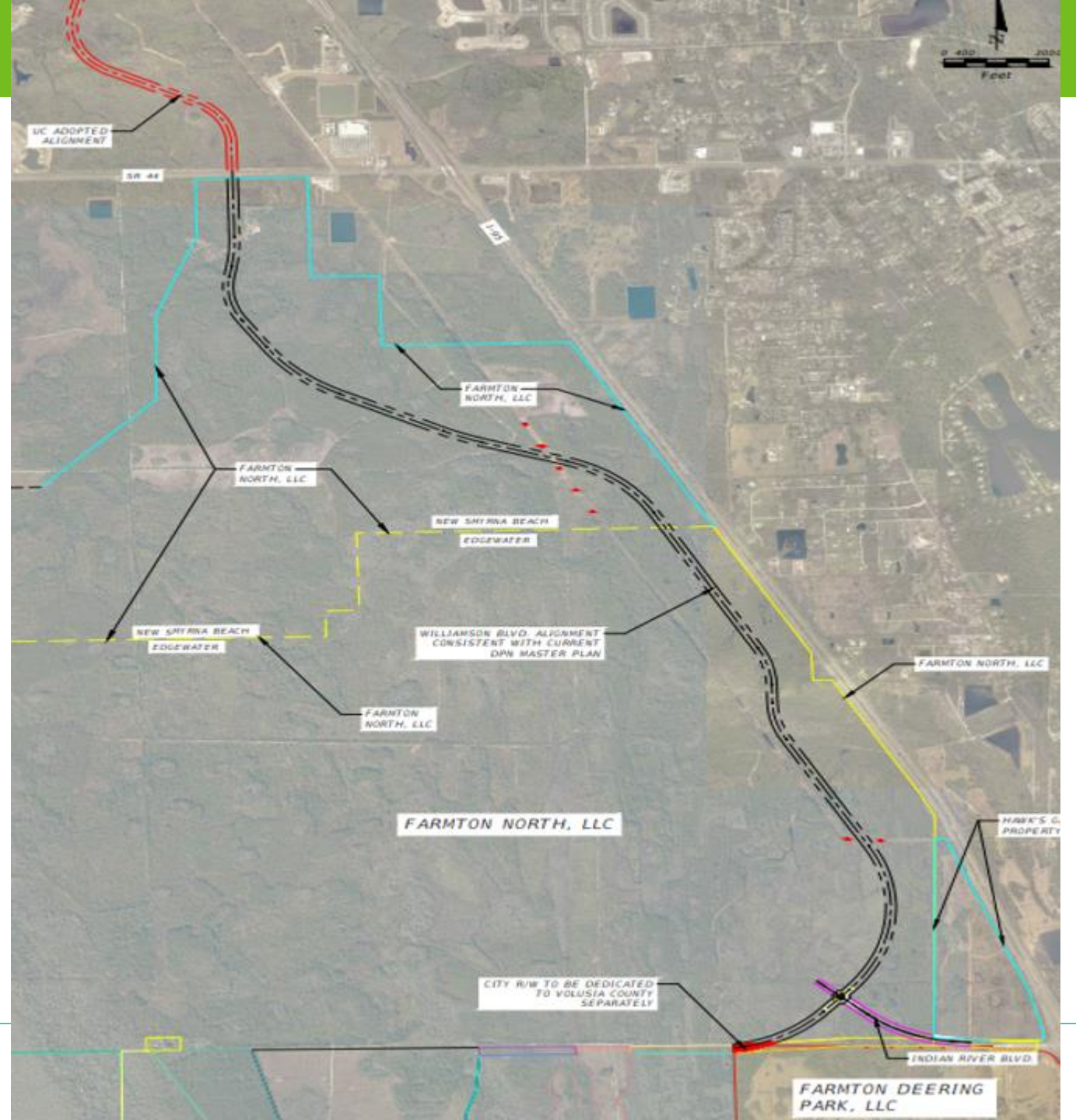
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(INTERNAL BOUNDARIES SUBJECT TO FIELD VERIFICATION, SITE PLAN AND PERMITTING)



## WILLIAMSON BOULEVARD

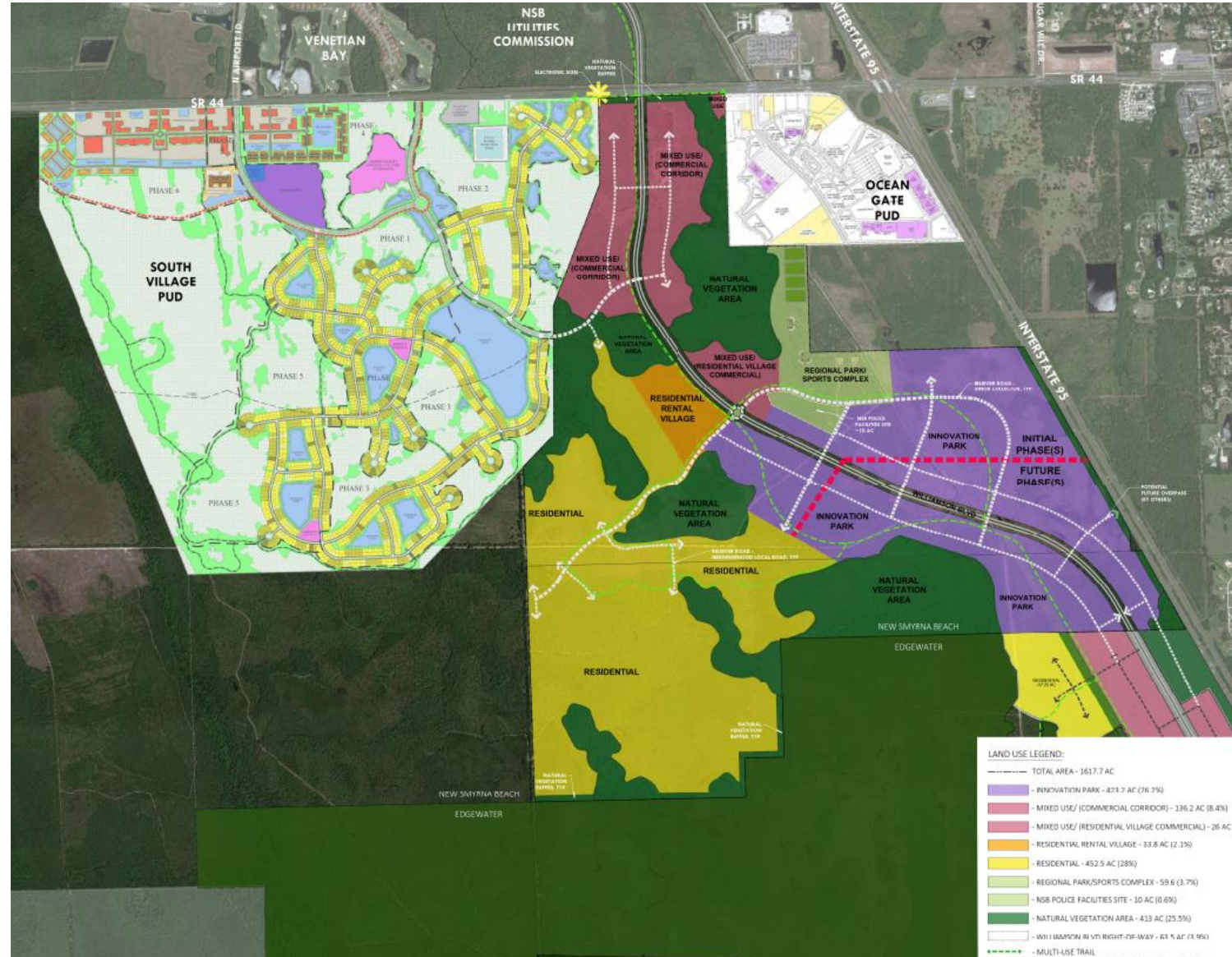
- Allow for incremental construction of Williamson Boulevard segments, which connect to State Road 44
- City has no obligation to construct or maintain any portion of Williamson Boulevard or the landscaping of the Boulevard.
- Dedicate right-of-way for Williamson Extension between SR 44 and NSB/Edgewater City Limit



## COMMUNITY CONNECTIONS

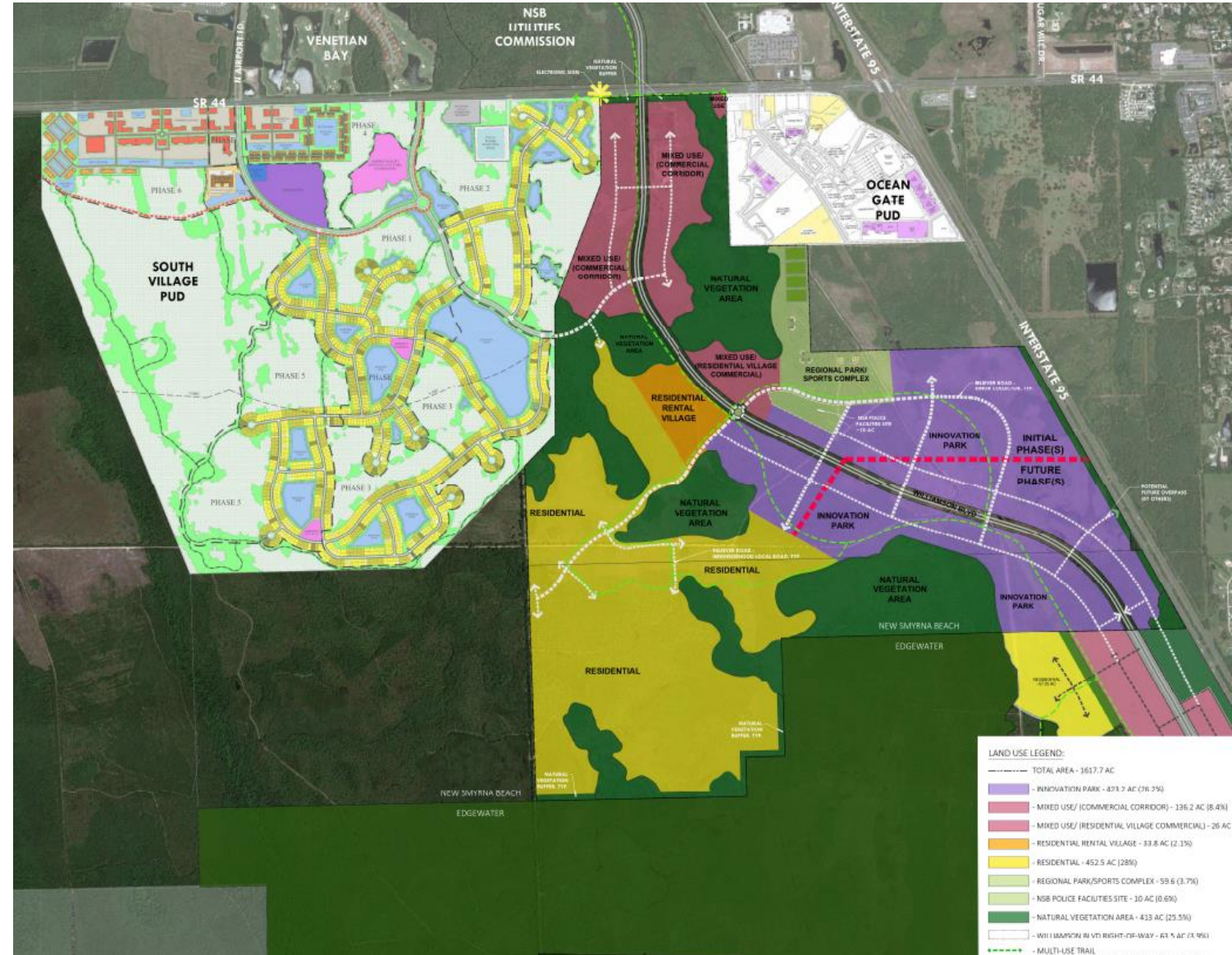
Internal and External connecting roads are planned and required throughout DPIC:

- Connection to Ocean Gate and east property.
- Connection to South Village and west property.
- Connection for potential bridge over I-95 to allow potential connection to 10<sup>th</sup> Avenue.
- Connection to Deering Park North, Deering Park Center and Edgewater's Indian River Boulevard.



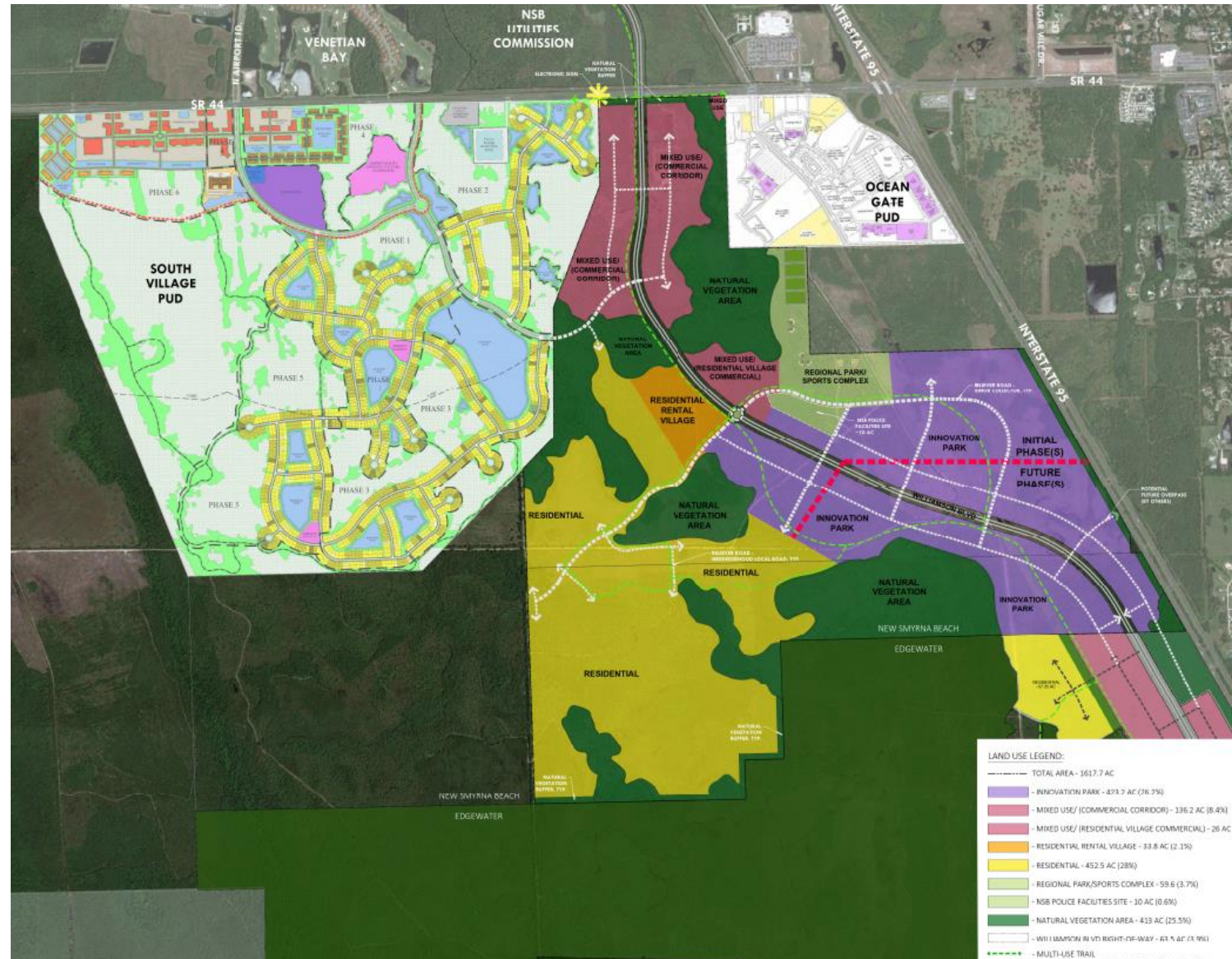
## TRAFFIC CALMING

- For residential and non-residential roadways
- Discourage speeding
- Techniques may include:
  - road alignments,
  - raised intersection tables,
  - lane narrowing,
  - landscaping/hardscaping,
  - Promote pedestrian and bike safety



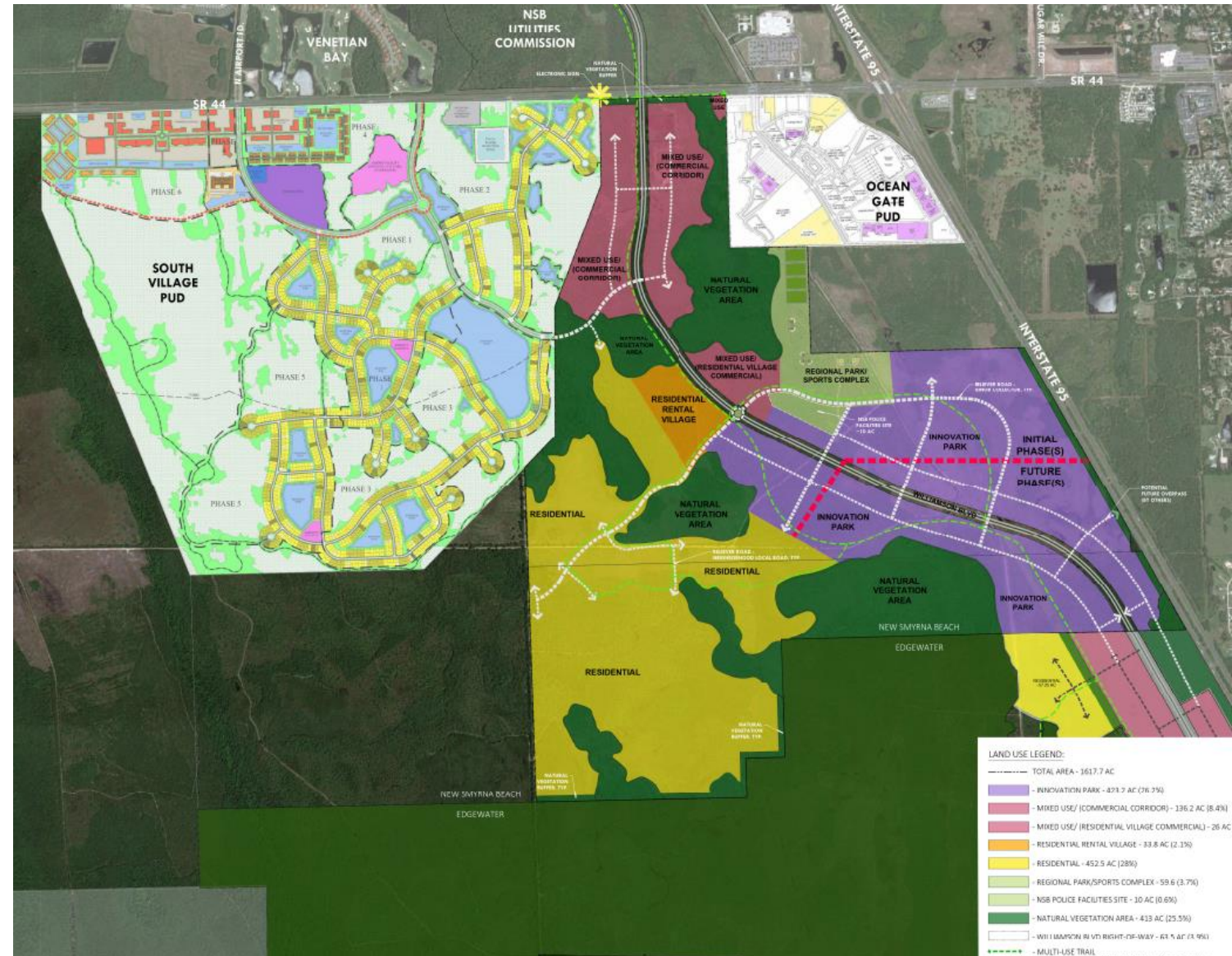
# TRAFFIC IMPACT ANALYSIS AND MONITORING

- No timelines for construction within DPIC.
- No Residential until 1,000,000 sf of Non-Residential.
- MDA provides for long term planning for the subject property.
- Traffic impact analyses for each phase needed to determine the existing background traffic and impact of proposed new plans and construction
- Analysis will be cumulative.



## SUB-AREA TRAFFIC ANALYSIS

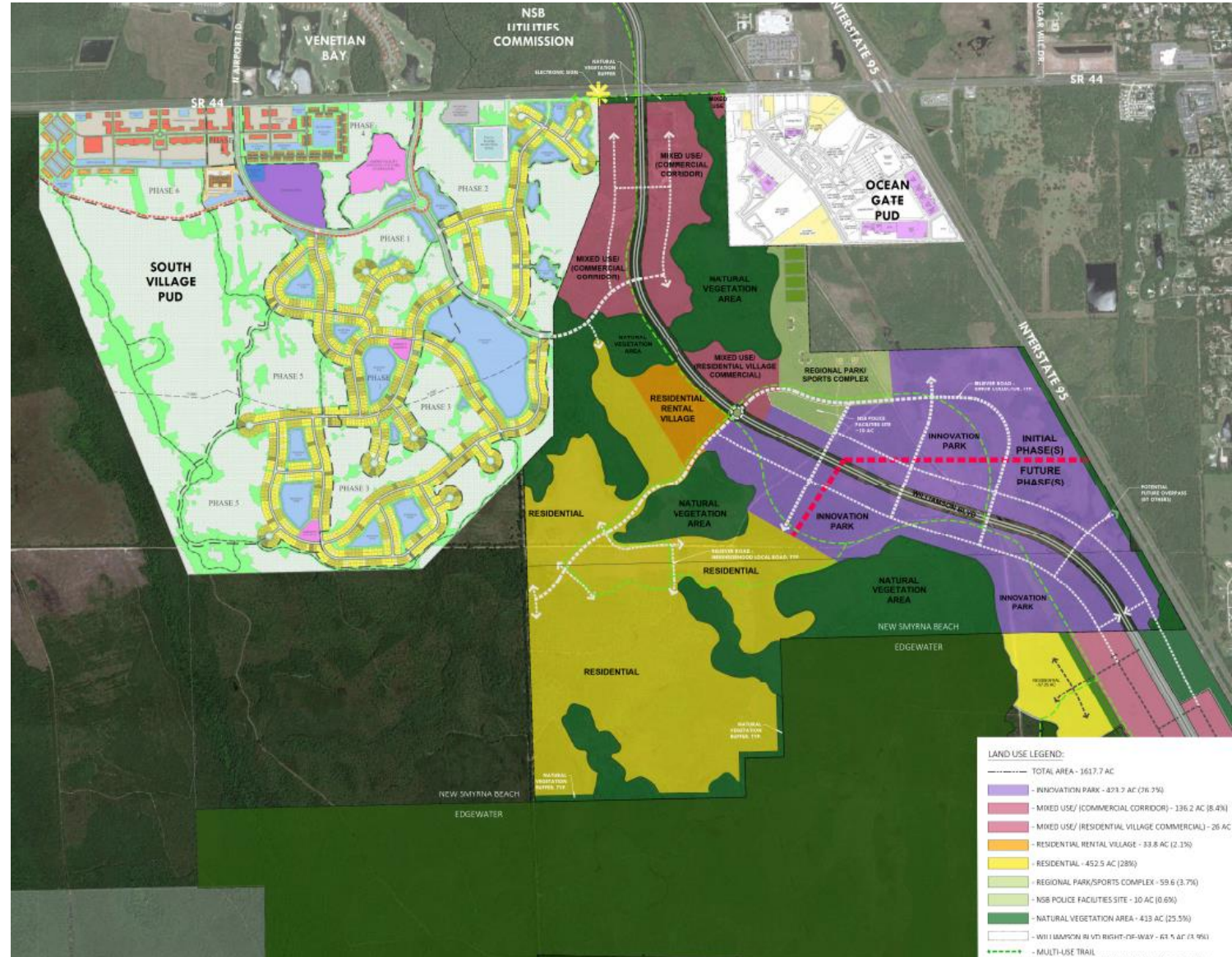
- Prior to any development within DPIC, a sub-area traffic analysis will be provided to the City, FDOT, and County for approval.
- The area analysis will address the internal capture rate and community capture rate and refine them phase by phase.
- For each individual TIA within a phase and then prior to commencing a new phase, the sub-area traffic analysis will be updated accordingly.
- TIAs will be conducted according to the then-current TPO guidelines and will include the cumulative impacts of DPIC and surrounding projects.





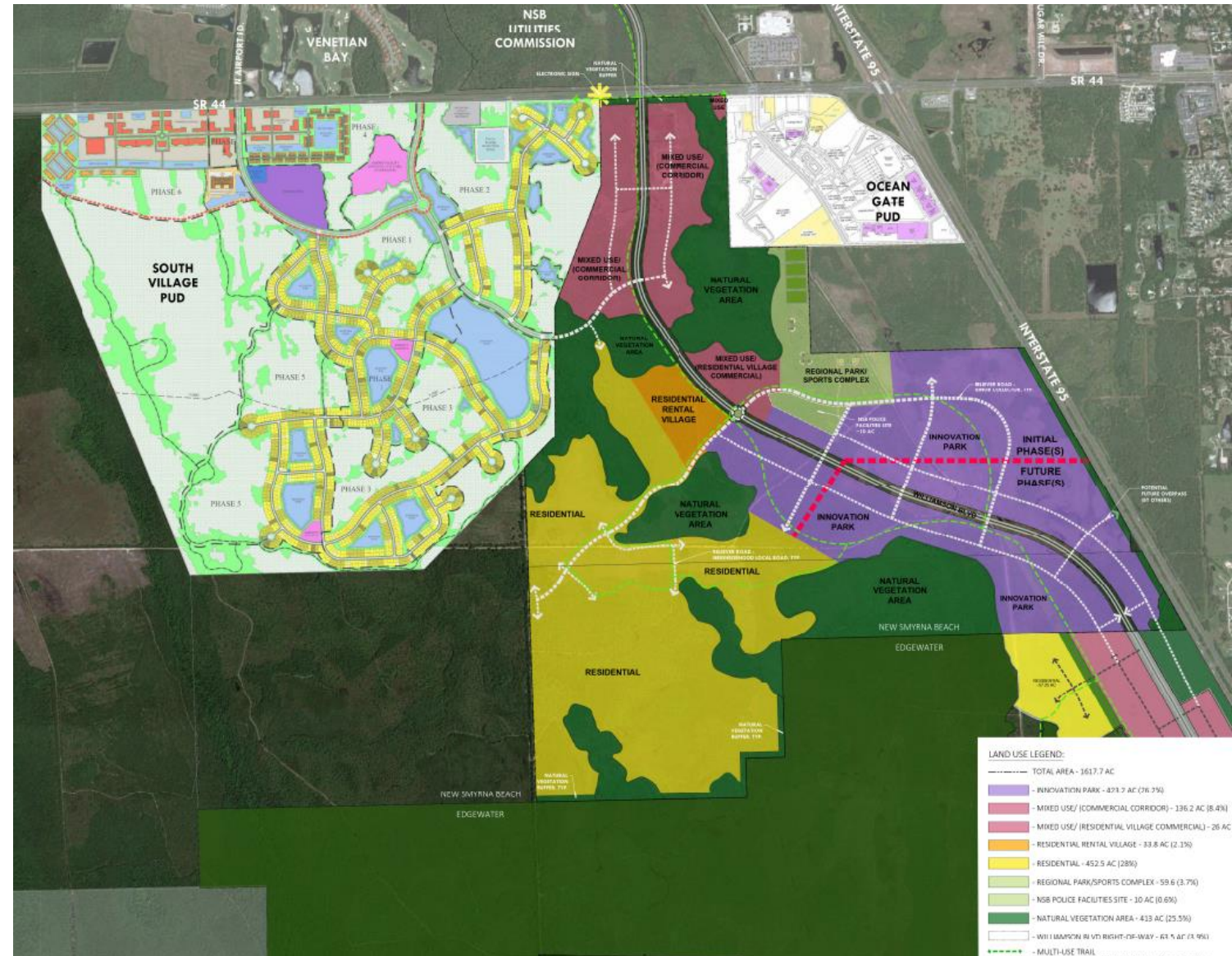
# PROPORTIONATE SHARE AND MITIGATION

- The Traffic Analysis will extend beyond the boundaries of DPIC
- Impacts of such traffic may require DPIC to pay for road improvements outside of DPIC or provide proportionate share payments to provide for such improvements.



## ALTERNATIVE TRAVEL MODES

- DPIC will epitomize this multi-modality with its interconnected road system enhanced with an extensive network of trails.
- Land uses will be sited in proximity to complementary uses to encourage traveling on foot, scooter, or bicycle.
- However, the creation of a walkable community will not reduce the availability of appropriate parking areas.
- Parking will be provided to meet need.

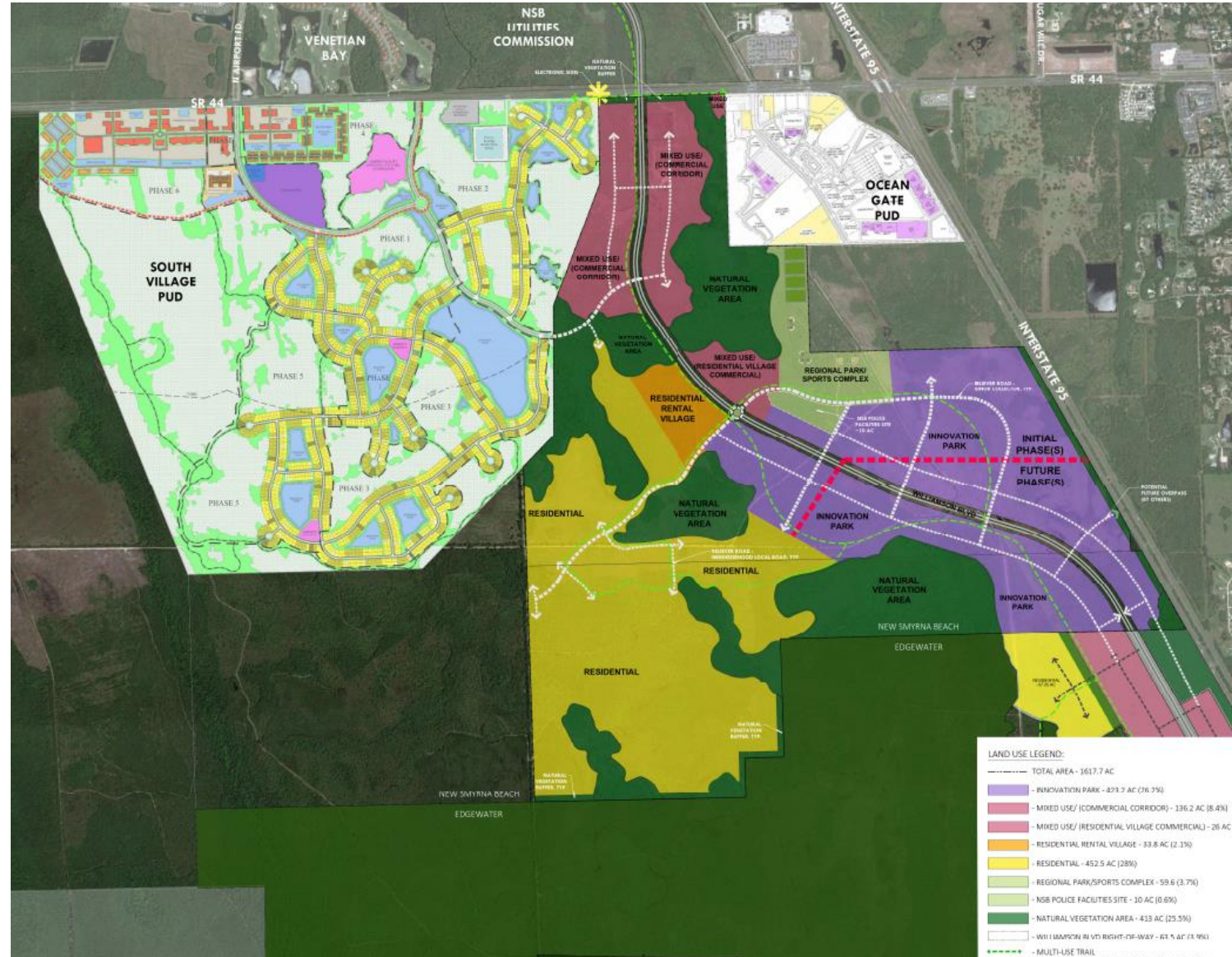


# PHASING OF NON-RESIDENTIAL BUSINESS AND RESIDENTIAL

PUD Master Development Agreement has been amended to create a section on Phasing of Non-Residential Use requirements.

Key amendments and clarifications:

**Phasing of Residential and Non-Residential:** The City and owner agree to the following additional limitations on the issuance of building permits for residential development:

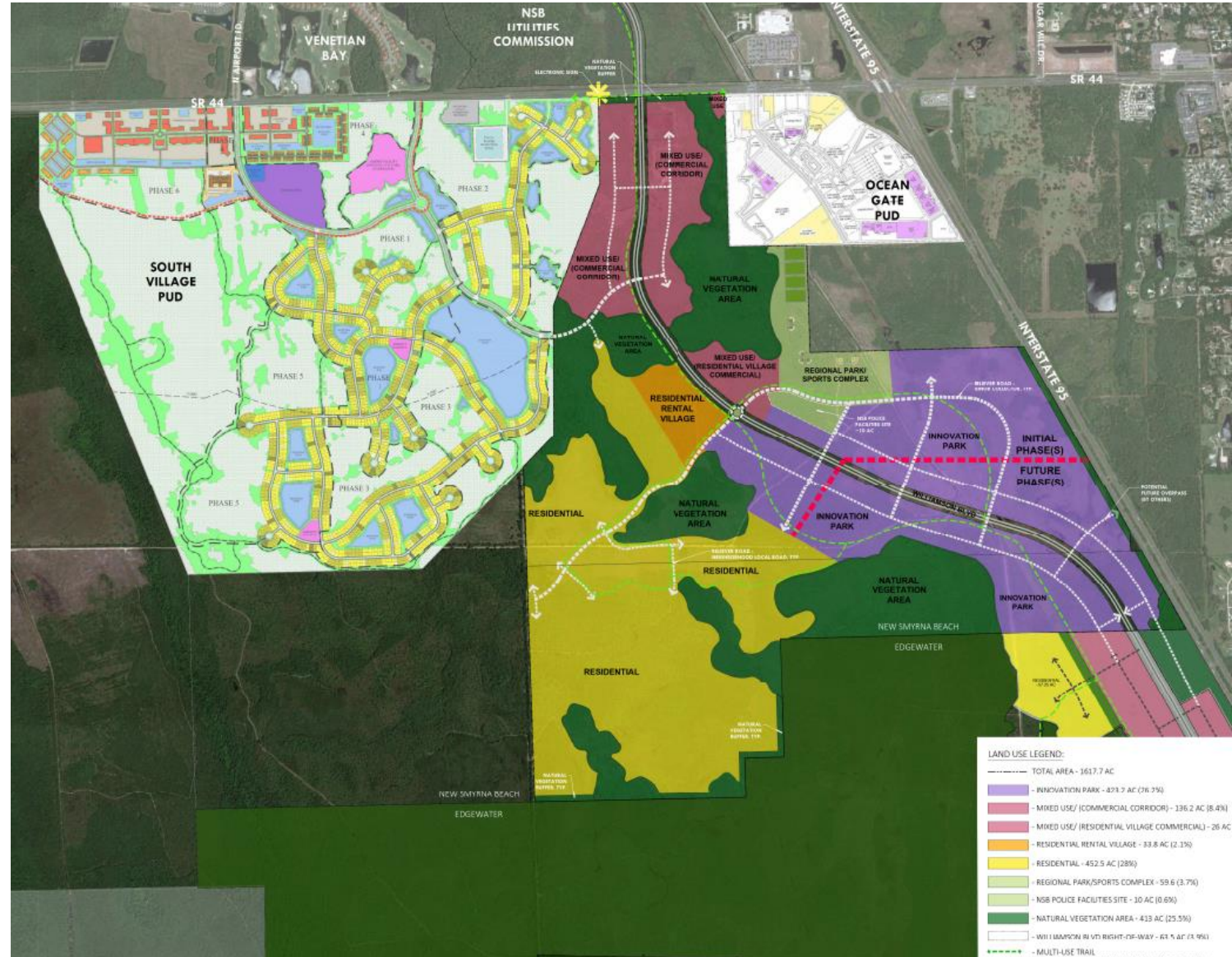


# PHASING OF NON-RESIDENTIAL BUSINESS USES AND RESIDENTIAL USES

Key amendments and clarifications:

No building permit for residential will be issued earlier than 3 years after the approval and recording of this Agreement.

No site plan or subdivision plan for residential shall be submitted to the City until site plans for a minimum of 1 million square feet of non-residential development have been approved by the City.



## PHASING OF NON-RESIDENTIAL BUSINESS USES AND RESIDENTIAL USES

PUD Master Development Agreement has been amended to create a section on Phasing of Non-Residential Use requirements.

Key amendments and clarifications:

Following the approval of a minimum of 1 million square feet of non-residential development, subdivision plats for residential may be submitted to the City pursuant to Table 1. **\*Start Date after 1 MSF**

Table 1 (Residential Phasing Restrictions)

Phase	Start Date*	# of units let	Total # of units
I	Start Date	600	600
II	Start Date + 2 years	600	1,200
III	Start Date + 4 years	400	1,600
IV	Start Date + 5 years	550	2,150

## PHASING OF NON-RESIDENTIAL BUSINESS USES AND RESIDENTIAL USES

PUD Master Development Agreement has been amended to create a section on Phasing of Non-Residential Use requirements.

Key amendments and clarifications: Encourages Non-Residential Construction

Accelerator Clause: The Table 1 schedule for residential shall be accelerated by 1 year for every additional 1 million square feet of site plans approved for non-residential development. \*Start Date after 1 MSF

Table 1 (Residential Phasing Restrictions)

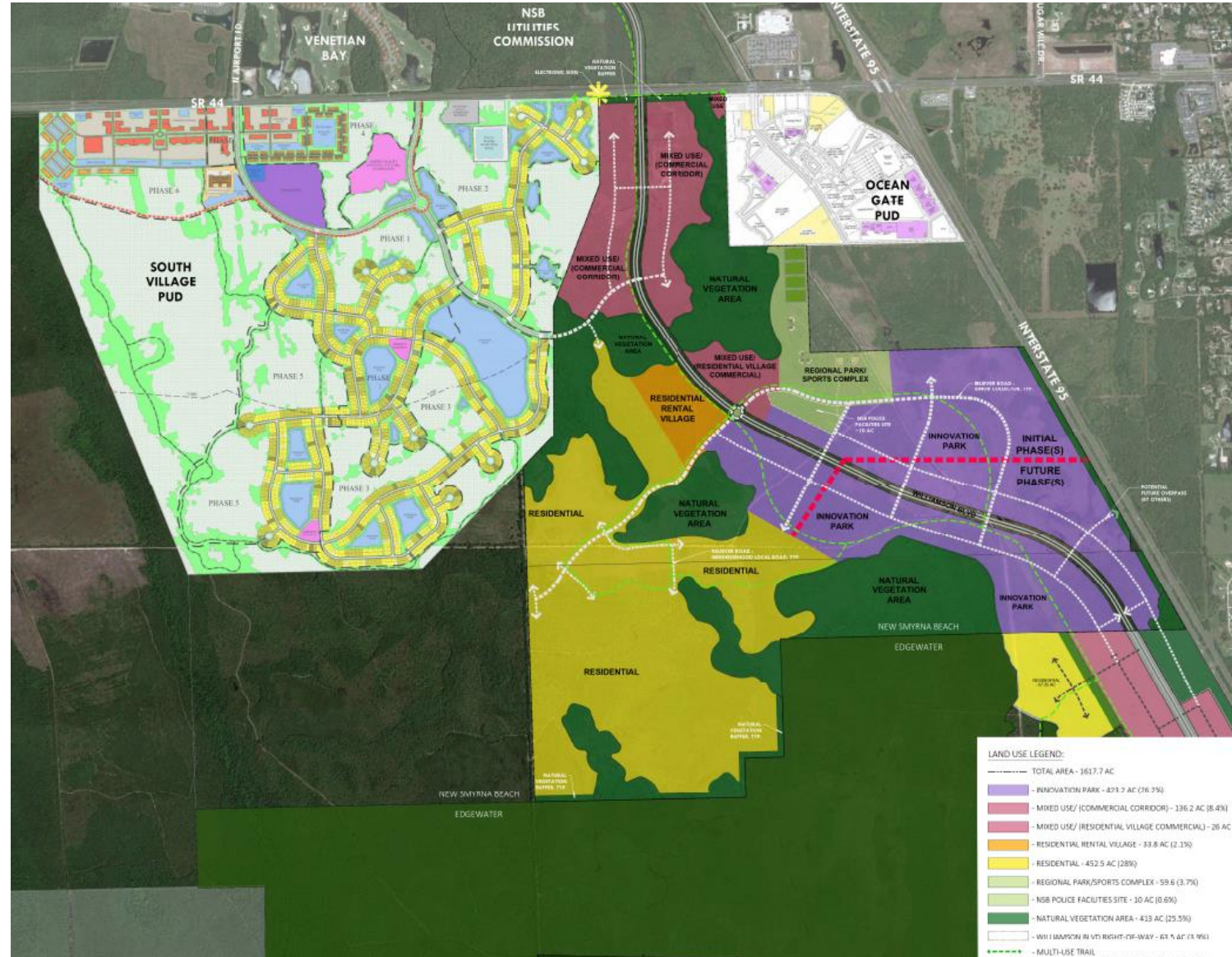
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IV	Start Date + 5 years	550	2,150

## RV AND BOAT STORAGE:

Key amendments and clarifications:

No more than 5% of Innovation Park area may be used for Boat or RV storage

Such use is conditional and would have to go through the conditional use process for approval.

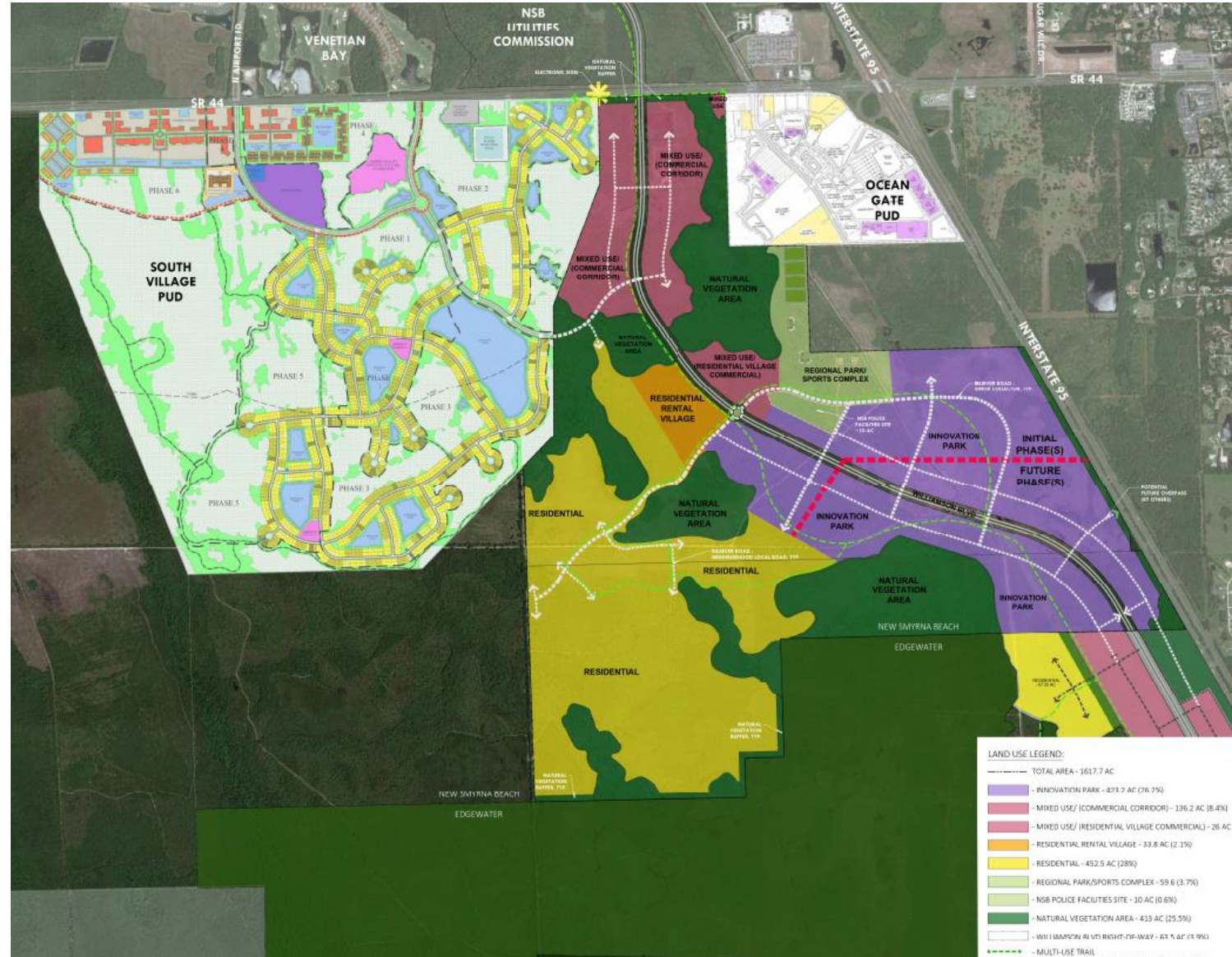


# REGIONAL PARK/SPORTS COMPLEX:

Key amendments and clarifications:

To clarify intent of parcel sought be city:

Since wetland jurisdictional lines have not been established in this area, it is important to provide that it is a goal of the parties that the land provided to the City is not primarily wetlands that would increase the costs of development but should be primarily uplands.



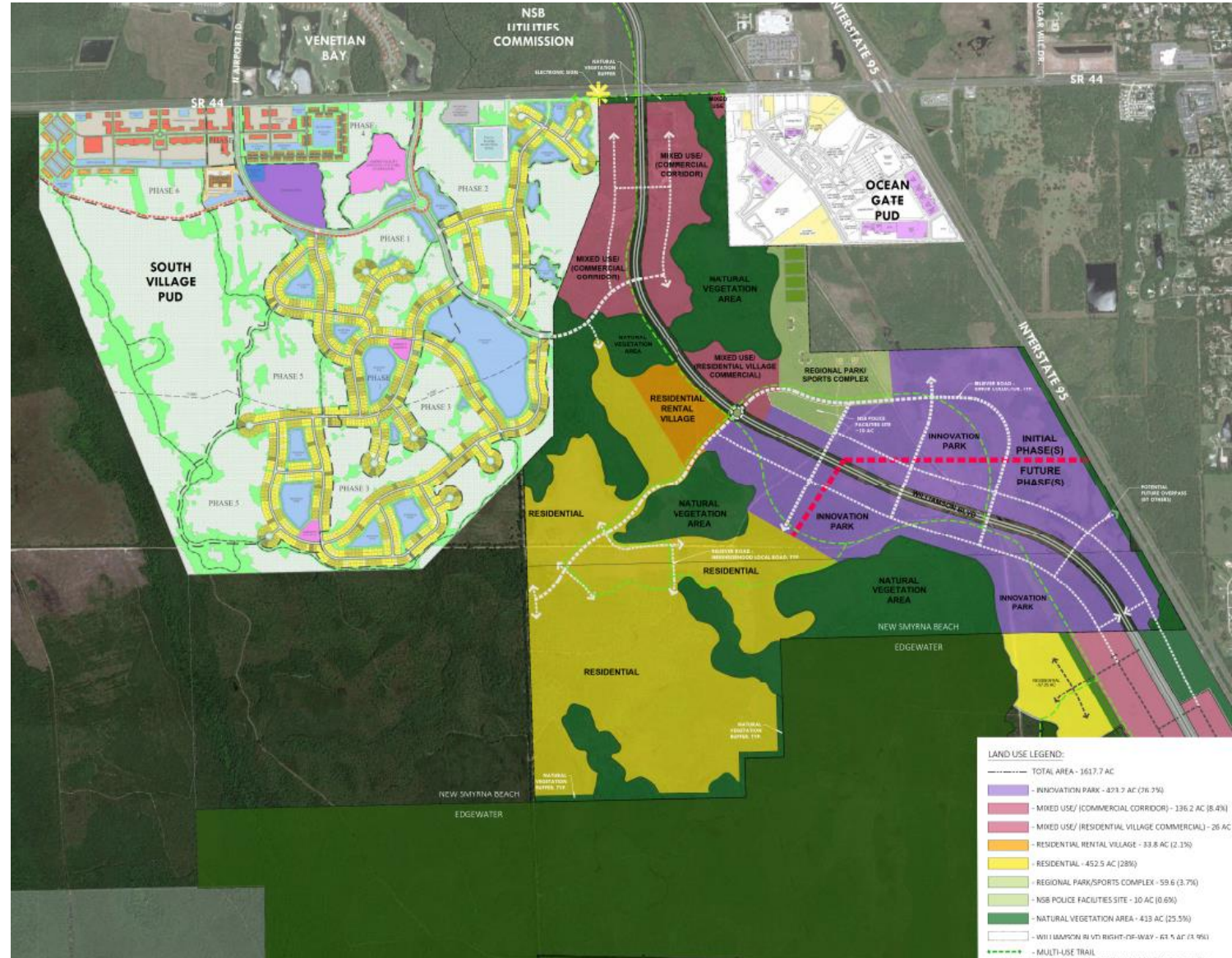


# REGIONAL PARK/SPORTS COMPLEX:

Key amendments and clarifications:

To clarify intent of parcel sought be city:

The City and the developer will work together, once jurisdictional lines are established, to provide an area appropriate for the use contemplated by the City for this regional park/sports complex.

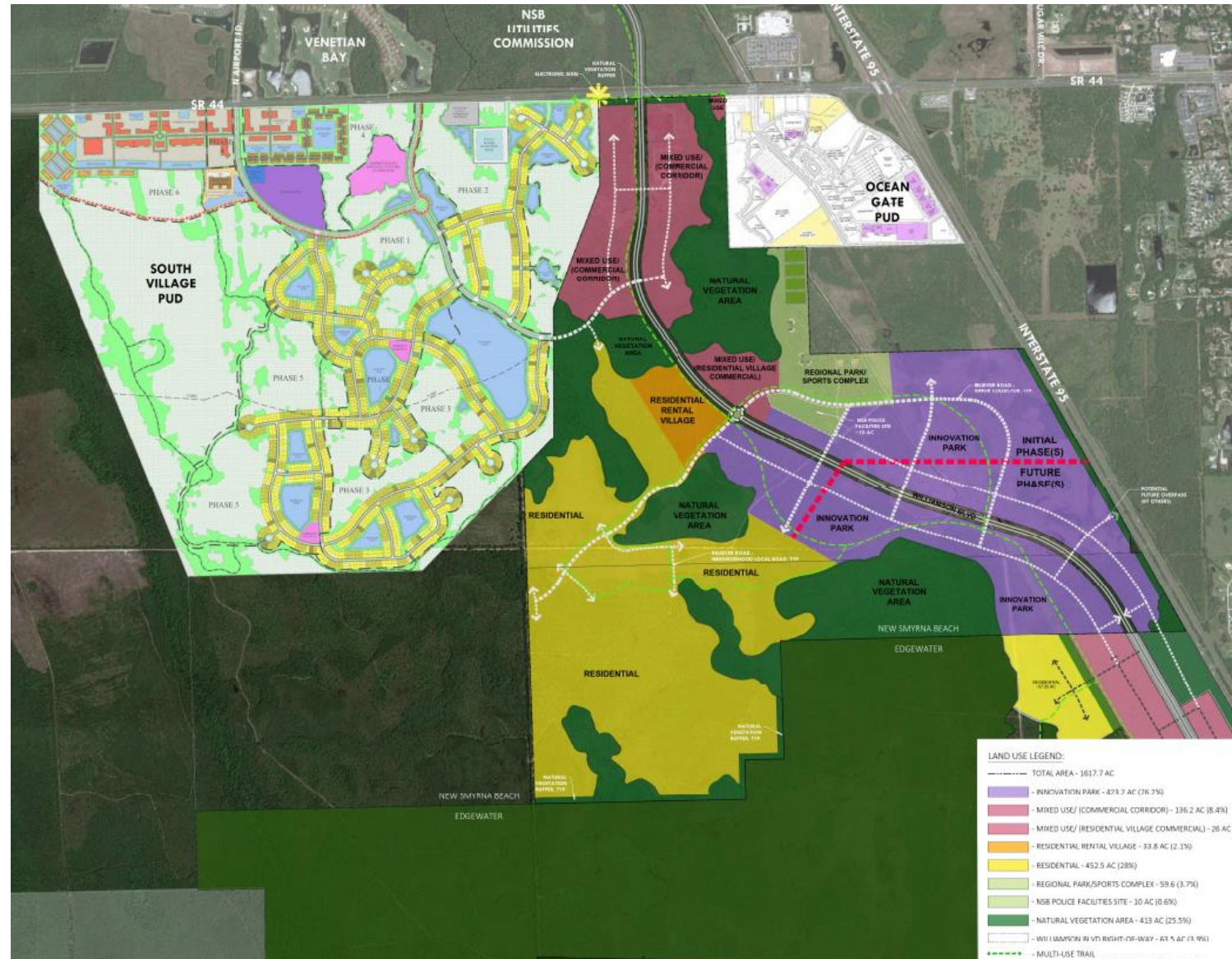


## ENERGY AND WATER CONSERVATION:

Key amendments and clarifications:  
 “Water and Energy Efficiency and Conservation:

All construction within DPIC shall adhere to higher standards in order to accomplish water and energy efficiency and conservation.

All landscape plant materials shall be either Florida native species or Florida Friendly plant material in order to reduce or eliminate the need for irrigation.



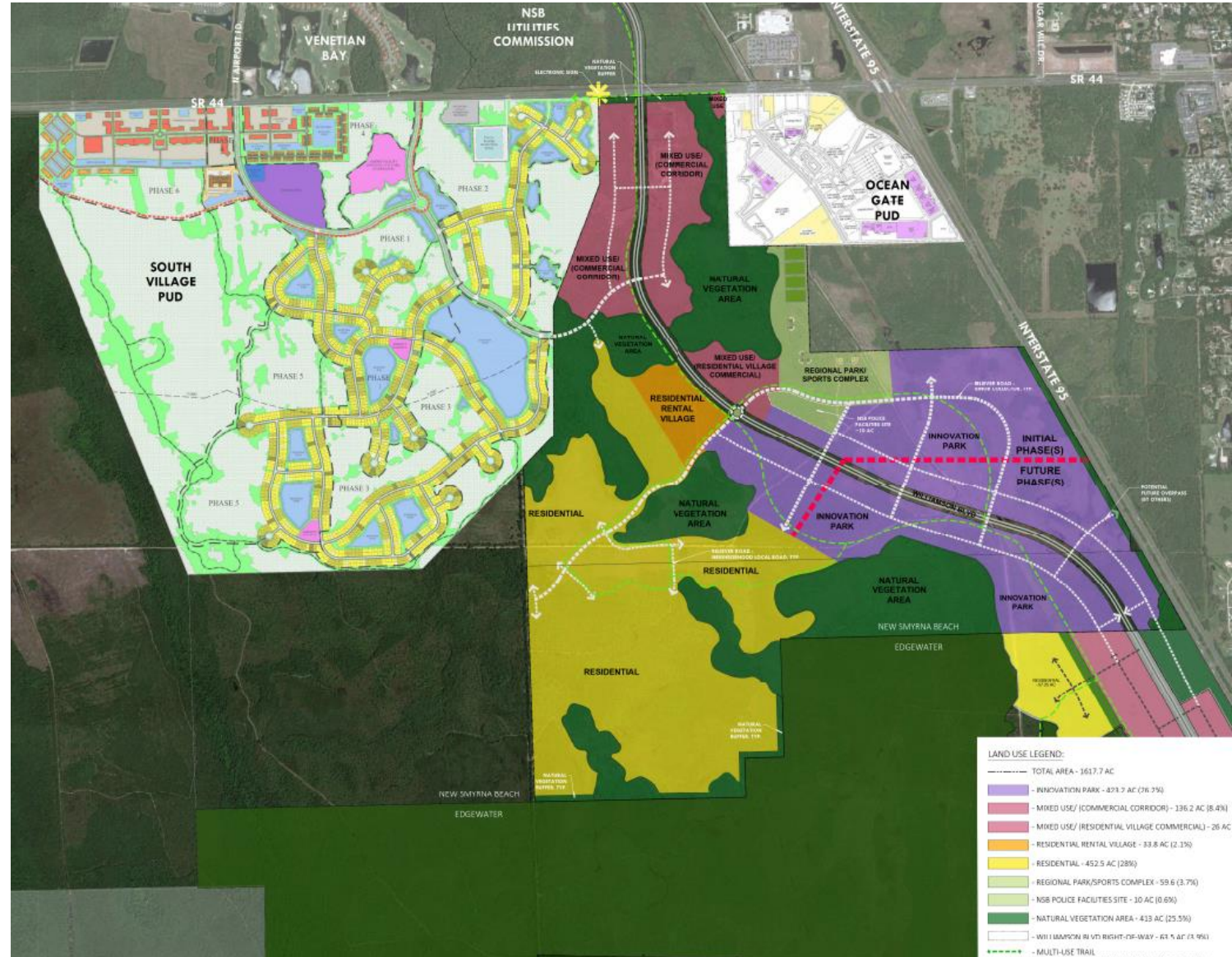
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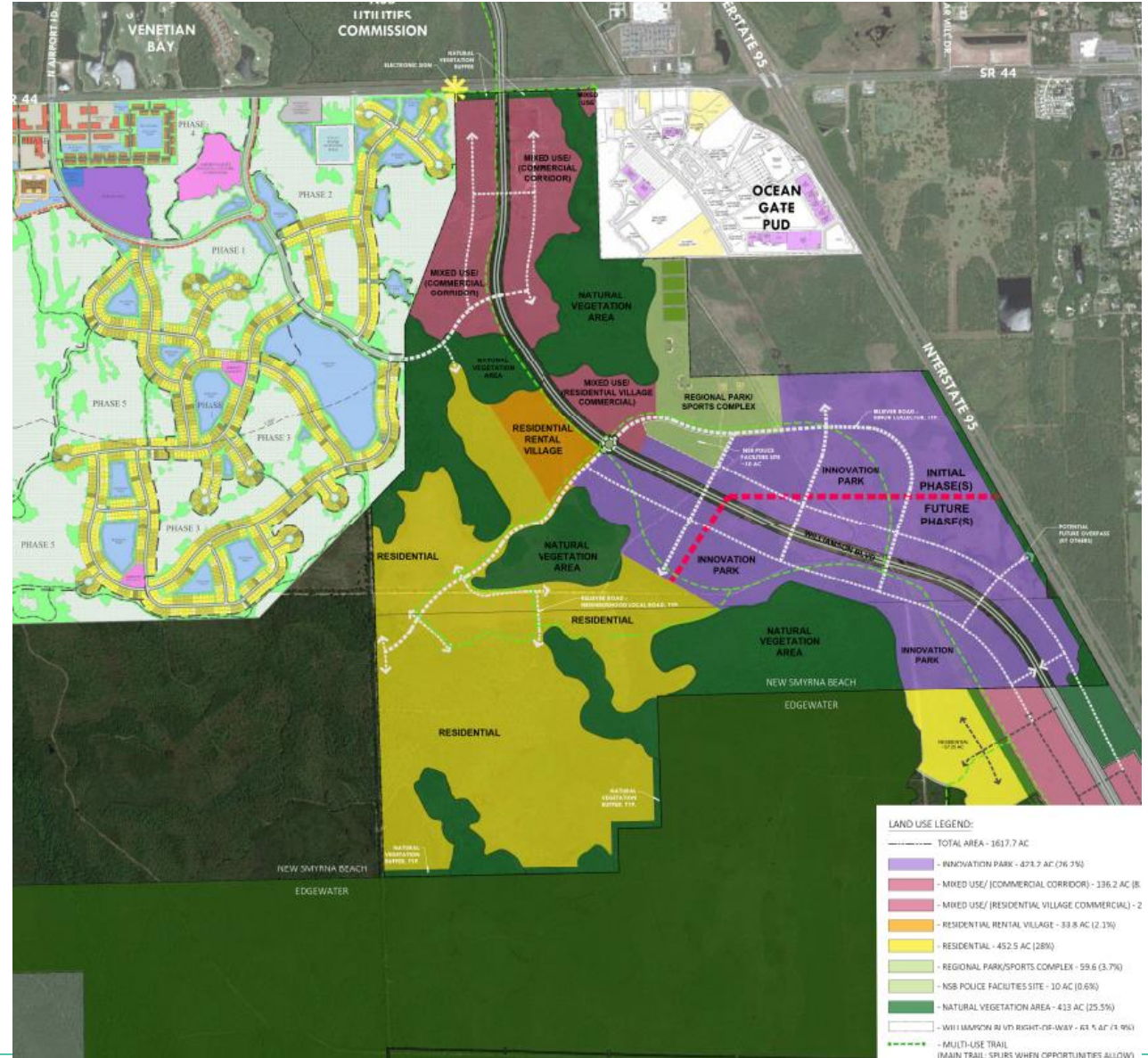
All residences will meet the Energy Star program standards provided by the United States Environmental Protection Agency and the United States Department of Energy

Planning for colors for buildings shall include the consideration of the use of higher light reflective values for paint.



## DEERING PARK INNOVATION CENTER AT NEW SMYRNA BEACH

- Landowner has worked extensively with City staff to provide a balanced, well thought out plan for the future.
- Staff recommends approval of PUD



# Deering Park Innovation Center at New Smyrna Beach

## Discussion?

New Smyrna Beach Planning Board

June 3, 2024