

I. INTRODUCTION

PURPOSE

The purpose of the *City of New Smyrna Beach Comprehensive Plan* is to establish goals, objectives, policies, and general standards for the management of growth and the provision of services. This plan is intended to provide general guidelines for establishing more specific standards, ordinances, regulations, procedures, programs, and other tools for implementing the policies contained herein.

AUTHORITY

This *Comprehensive Plan* is adopted under the authority and requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as amended, Chapter 163, *Florida Statutes* as amended.

ELEMENTS

Each element contained in this *Comprehensive Plan* addresses a topic or group of topics involved with the physical development of land within the City and its adjacent planning areas. The elements address the appropriateness of various kinds of land use, the impacts of those land uses on natural resources, the services needed for existing and future development, the fiscal capability of the City to provide those services, and a planned service delivery schedule.

The format of each element provides a purpose for the element, level-of-service standards (where applicable), an inventory and analysis of existing conditions and deficiencies, a description of future needs, a listing of goals, objectives and policies, and a listing of planned improvements for inclusion in the Capital Improvements Element.

USE OF THE COMPREHENSIVE PLAN

The *Comprehensive Plan* is intended for use as a guide in the regulation of development proposals, and in the planning and budgeting of public services. It is intended for use by the City Commission, staff, advisory boards, land developers, homeowners, business people and others interested in or affected by land development.

To determine compatibility of a proposed land development project with the *Comprehensive Plan*, the following steps should be followed:

1. Locate the parcel of land on the Future Land Use Map (Map II-5) and determine the land use designation.
2. Refer to the Land Development Regulations to determine the zoning district.
3. Review the permitted, conditional, and Special Exception uses listed for those zoning districts in the Land Development Regulations.
4. If the proposed use is not listed, the project is likely not compatible.
5. If the proposed use is listed, the balance of the *Comprehensive Plan* should be reviewed to determine applicable policies, and the Land Development Regulations should be referenced to determine design standards, restrictions, and procedures for obtaining the appropriate development approvals.

It is recommended that the staff be consulted to assist with review of the *Comprehensive Plan* and with the processing of applications for development approvals. Pre-application conferences with the staff are required.

PUBLIC PARTICIPATION

The City strives to promote and maximize public participation in the adoption of the *Comprehensive Plan*, the adoption of amendments, and the processing of land development proposals.

Comprehensive Plan

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Public workshops, advisory committees, advisory teams, public surveys, legal advertisements, general notices, notices to adjacent property owners and open public hearings have all been used extensively in the preparation and adoption of this plan.

The City promotes and provides the opportunity for public input in the planning process. Public participation was encouraged in the adoption of the *Comprehensive Plan* and the *Land Development Regulations* and will continue to be encouraged when amendments are proposed to these land use controls.

Public notice is provided to real property owners through advertisement in the local newspaper of proposed annexations, amendments to the *Comprehensive Plan*, *Land Development Regulations*, and zoning changes. Thus, the general public is informed by newspaper advertisement of every proposed land use related amendment that will affect the use of their property.

Public hearings are held by the City Commission and Local Planning Agency for annexations, amendments to the *Comprehensive Plan* and *Land Development Regulations*, and zoning changes. No official action can be taken by the City Commission on these requests without holding a public hearing that has been advertised in the local newspaper. Members of the public attending these hearings may participate orally and/or by submitting written comments. Input provided by the public in oral and/or written form is responded to at the hearing and recorded in the official minutes of the hearing.

Legal advertisements are presented in the local newspaper notifying the general public of requests for special exception and variance actions as set forth in the *Land Development Regulations* and a public hearing is held by the Planning and Zoning Board. These requests affect the use of the subject property and indirectly may affect uses on adjacent properties and the quality of life in the surrounding neighborhood.

Workshop and ad hoc committees created by the City Commission for matters involving the *Comprehensive Plan* and *Land Development Regulations* are open to the public.

MONITORING AND EVALUATION

The City maintains and follows procedures for the preparation of evaluation and appraisal reports, as required by the state. The procedures encourage citizen participation, provide for updating of data, contain measurable objectives, describe accomplishments to date, identify problems encountered, and provide for the updating of goals, objectives and policies as needed.

DATA SOURCES AND METHODOLOGIES

Available data, as provided by various local, regional, and state agencies, has been utilized and sources have been identified throughout this plan. Much attention has been given to the establishment of true goals and objectives for the community based on strong public input. Those goals and objectives were then translated into policies and standards dealing with land use, environmental protection, service delivery, and fiscal impact. Reviews were conducted to provide consistency with the plans of other local governments, the regional planning council, and the state. Additional public review was then provided, followed by a check on the internal consistency of the various plan elements prior to adoption.

INTERLOCAL SERVICE BOUNDARY AGREEMENT

On April 23, 2013, the City Commission adopted an Interlocal Service Boundary Agreement (ISBA). The ISBA, which is permitted under Chapter 171, Part II, Florida Statutes, allows the City to annex any parcel that is within the designated annexation area, even if it is not contiguous to the current municipal boundaries. The agreement, which is between the County of Volusia and the City, was also approved by the County on May 2, 2013.

The established City Commission policy is that when properties are annexed into the City, the City will assign future land use and zoning designations that would be as similar as possible to existing County designation.

The New Smyrna Beach Interlocal Service Boundary Agreement includes the existing City of New Smyrna Beach plus those adjacent unincorporated areas that are likely to have a significant impact on the City in the future, and are also likely to benefit from public services provided by the City. These areas are logical future annexations for New Smyrna Beach.

DEVELOPMENT MUST BE ADEQUATELY SERVED

A major provision of the planning act is that development, public and private, must have adequate services and facilities. Land development approvals cannot be given unless the levels-of-service available meet or exceed locally adopted standards.

The adoption of standards and the creation of regulatory and capital improvement programs is a main purpose of this plan. The standards and programs are designed to be consistent with and supportive of the goals for New Smyrna Beach.

LAND DEVELOPMENT REGULATIONS

Land Development Regulations, including procedures and standards for zoning, subdivision, and site plans, will be maintained by the City consistent with this plan. All development must comply with those regulations and this *Comprehensive Plan*.