

Seabreeze-University Neighborhood Vision

The Seabreeze-University neighborhood is defined by the following street boundaries:

- Seabreeze north to University
- Wilma south to University
- A1A west to the river
- Halifax (between Wilma and University) to the river

This is the neighborhood area that has been represented by continuous attendance of residents from this area since April 1992.

We present the following elements as critical points to be included in any vision plan established in Daytona Beach and presented to the City Commission by the Executive Planning Committee as constituted by the city resolution/ordinance in August, 2006. We believe the inclusion of these elements is necessary to the continued health of our neighborhood and the long-term desirability of the city as a place to live as well as visit.

We also believe these elements will maximize our natural resources without adversely impacting them, namely the beach, the river, the old growth tree canopy, the air quality, the cooling sea breezes and the myriad wildlife that makes this area home ... ospreys, red shouldered hawks, raccoons, possums, gopher, and the occasional black bear. Finally, we believe these elements will minimize the impact on our infrastructure and help conserve our precious water supply.

- 1) **Historic Preservation** – Besides an overall commitment to preserving our historic, architectural heritage, this should include architectural standards for any new development to conform to the historic look of the area. There needs to be a strong preservation ordinance that will prevent “loss through neglect” as well as tax abatement for owners who undertake restoration of these historic properties. Additionally, there should be a Façade & Improvement Matching Grant Program for property owners established in the General Fund. Finally, within the CRA’s tax increment monies should be earmarked for historic preservation.
- 2) **Low Density** – Maintain the single family, R1 zoning in the Seabreeze-University area and rezone the University-Wilma neighborhood boundaries from R2 to R1. This neighborhood already has the negative impact of apartment housing in the midst of a majority of single-family residences. Before that balance shifts further, the area needs to be rezoned.
- 3) **A1A** – A 35’ height limit needs to be instituted on the west side of A1A...in fact, just put the recently passed language that the Planning Board unanimously supported back into the Comp Plan!
- 4) **A1A** - Any business that locates on the west side of A1A is not to have ingress or egress from any east/west side street or Grandview avenue. Additionally, the business needs to accommodate all delivery vehicles access on-site.
- 5) **Peninsula Avenue** – The Traffic problem, speeding and high volume, needs to be addressed IMMEDIATELY by the addition of traffic speed tables, like those found throughout the city streets that go through Bethune-Cookman College, which have worked extremely well. Also, a 4-way stop sign needs to be placed at the intersection of Peninsula and Jessamine. Finally, law enforcement needs to be stepped up in the interest of safety, given we have two schools in our area.

NOTE: The traffic calmers that were installed a couple of years ago have had a tremendous positive impact on the neighborhood, virtually eliminating cut-thru traffic. They need to stay.

- 6) **Drainage** – A French-drainage system needs to be incorporated on all neighborhood streets. Curbing would not work due to the nature of resident and visitor parking on the right-of-way areas. This would give a clean look and provide needed drainage.
- 7) **Height Limit** – a 35’ height limit needs to be in effect from the west side of A1A all the way to the river to protect our tree canopy and neighborhood character. One of the oldest largest stands of oaks on the peninsula is in our neighborhood.
- 8) **Seabreeze Blvd.** – Keep the commercial mix as it is, adding parking requirements for new restaurants, nightclubs and retail and place all parking areas between Seabreeze and Oakridge boulevards, as was outlined in the Seabreeze Area Plan.
- 9) **Infrastructure** – As changes and upgrades are made to replace our old, crumbling sewers, waterline, etc. require all utilities to be buried and coordinate construction and digging with service providers. This means phone, cable TV, FPL, fiber optics, etc. Not only has this been shown to increase values in neighborhoods, adding to the tax base, but it makes sense given the constant loss of these utilities due to hurricanes.
- 10) **Neighborhood Roadways** – Return our streets to the underlying brick pavers. This would promote a sense of history, place and aid safety, since studies have shown people drive slower on pavers, a plus for neighborhood streets.
- 11) **Resources** – Promote reclaimed water availability on the beachside, not just west of town.
- 12) **Citywide Roadway Appearance** – Institute long-term plan to unify and conform the proliferation of signage throughout the city to eliminate the hodge-podge, cluttered look that is actually distracting to drivers.
- 13) **TOTALLY PRO-ACTIVE CODE ENFORCEMENT** needs to be made a priority citywide as regards the more noticeable code violations dealing with building appearance and landscape standards.
- 14) Emphasize city as second tier convention destination, working with county to promote desirability of Ocean Center. This also involves insuring hotel rooms in the adjacent area rather than condos or other private residences.
- 15) Emphasize the quality of our higher education facilities and work to develop the economic aspect and impact of our numerous colleges. Work with the School Board to develop magnet schools in our public school system by eliminating enrollment boundaries for elementary and middle schools and promoting areas of special education, i.e., technology, the arts, etc.
- 16) Get away from the reliance on Special Events and DO NOT extend their negative impact on the community. “PARTY TOWN, USA” does not promote a desirable place to live and raise families. It only continues to encourage a low-rent, transient population.
- 17) Institute a height limit along both shores of our riverfront – 55’ within the redevelopment areas and 35’ everywhere else.
- 18) Promote a greater commercial development along Oakridge Boulevard but do so in a way that protects the adjacent neighborhood areas. In fact, insure the protection by buffers of landscaping, closed street, attractive walls (not fences) and whatever other means are necessary in all areas of the city where commercial and residential areas abut.