Planning & Zoning Board
Monday, November 7, 2022 at 5:30 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

A. Roll Call

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

4. OLD BUSINESS

5. NEW BUSINESS

5.A V-15-22: 215 Due East

5.B SE-2-22: 720 SOUTH DIXIE FREEWAY

5.C PUD-1-22: Blue Dolphin Boat and RV Storage PUD MDA

5.D Temporary Development Moratorium

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

6.A November 2022 Development Activity Report

7. REPORTS AND COMMUNICATION BY THE STAFF

8. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

V-15-22: 215 DUE EAST

November 7, 2022

Background:

I. Summary

A. Applicant and Property Owner: Joshua Dougherty, 908 Kersfield Circle, Heathrow, FL 32746

B. Request: Variance to allow a driveway to be located 1.0' from a side (west) property line

C. Site Information: The subject property is zoned City R-3, Single-Family and Two-Family Residential, contains approximately 0.149 acres, and is located at 215 Due East, between N. Peninsula Avenue and N. Pine Street, on the south side of Due East Street.

D. Tax I.D. Number: 7455-01-00-1342

Findings:

II. Findings

Exhibits used in this report:

Exhibit A: Location Map

Exhibit B: Aerial Map

Exhibit C: Pictures

Exhibit D: Applicant's Pictures

Exhibit: E: Letter of Support from neighbor

Exhibit F: Proposed Driveway

Exhibit G: Current Survey

A. Per Section 604.09B.(4), driveways for single-family homes are to be setback three feet from side property lines. The driveway on the subject parcel currently meets the setback requirement, however, there is a Live Oak tree rather close to the driveway which has thick branches that do not provide much clearance for both vehicles and walkers. Instead of removing the tree, the property owners would like to add onto the driveway to the west, bringing the driveway 1.0' from the side property line.

B. Please see **Exhibits C and D** for pictures of the tree and driveway. According to the Volusia County Appraiser's website, the house was built in 1977. At the time, the tree was obviously quite a bit smaller than it is currently, and clearance was most likely not an issue. Now it is a mature tree, which is unfortunately obstructing access to the garage.

C. The neighbor to the west has written a letter of support for the variance request. This is the neighbor which will be most impacted by the variance. The letter is included as **Exhibit E**.

D. The LDR under Section 305.05, requires the Planning and Zoning Board to determine if the requested variance conforms to the following criteria. In this instance, the applicant's wrote a letter explaining the reason for the variance request. It states:

This is a variance request to expand our driveway within 1 foot of our front yard West property line, but not more than 20' in width. We will be using pavers which will extend from the street to the concrete steps on the West side of our property. We will also be replacing the existing concrete driveway with these same pavers and wish to do this to help preserve the 100-year old Live Oak trees in our front yard, which we love! It is becoming difficult to drive underneath its' mature branches and in order to preserve our trees health and beauty, we do not want to cut off anymore branches than what has already been removed. There is also a French drain already installed under our driveway that will remain in place and helps prevent water runoff into our neighbor's yard.

In addition, we have been advised (by our Arborist) to put less weight at the base of the

tree to help promote root strength and life longevity. By expanding our driveway, it will allow us to direct more traffic to the right or West side of our property and away from the base of our tree.

F. Staff's responses to the criteria are listed below in **bold**.

a. Special circumstances exist which are peculiar to the subject property owner's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings, in the same district or vicinity.

The oak tree is a circumstance which is peculiar to the property. The limbs are quite low, limited access to a sedan or some other smaller vehicle. This criterion has been met.

b. Strict application of the provisions of this LDR would deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district or may preclude a benefit to the community in general.

Having a functional driveway is a reasonable right a homeowner can expect. The variance would preserve a healthy oak tree in the applicant's front yard. The proposal does not cause any type of non-conformity, and has the support of the affected neighbor (see Exhibit E). This criterion has been met.

c. The special circumstances and conditions that exist do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner created, to any degree, the hardship that is the subject of the variance request.

Tree growth cannot be attributed to a property owner. This criterion has been met.

d. That granting of the variance will not cause substantial detriment to the public welfare or impair the purposes and intent of this Ordinance.

A healthy oak tree soaks up hundreds of gallons of rain water a year, help clean the air, and help cool the land. The variance will, in fact, be a benefit to the public. This criterion has been met.

e. That granting of the variance will not constitute a grant of special privilege that is denied by this Ordinance to other lands, structures, or buildings, in the same district.

Staff supports efforts to save trees in general, provided doing so does not cause a dangerous situation. In this case, it is bettering a dangerous situation. This criterion has been met.

III. Recommendation

Staff recommend the Planning and Zoning Board **approve** the variance request.

Fiscal Analysis:
N/A

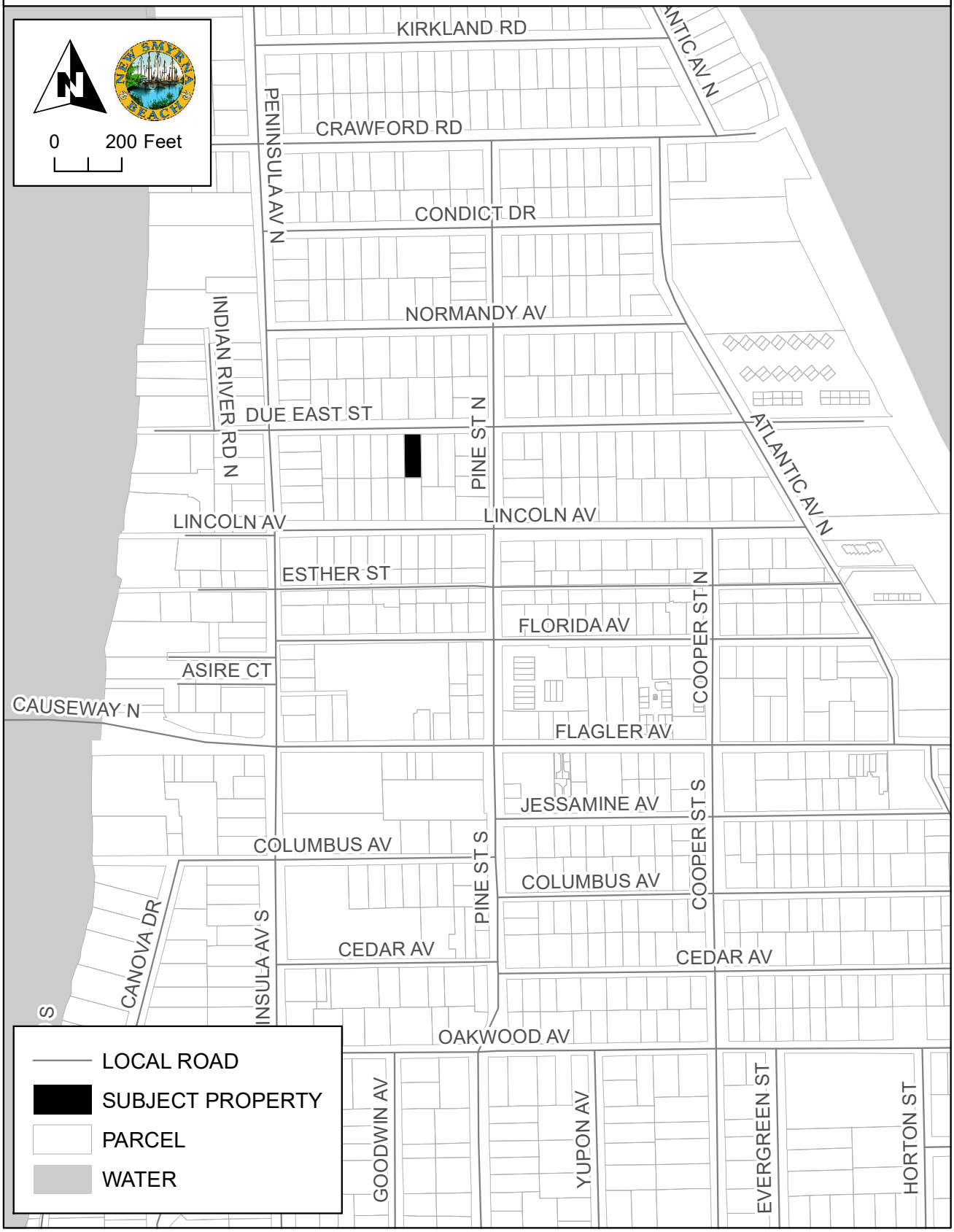
Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Planner I

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Pictures.pdf
Exhibit D Applicant's Photos.pdf
Exhibit E Letter of Support.pdf
Exhibit F Proposed Survey.pdf
Exhibit G Current Survey.pdf

V-15-22: 215 DUE EAST STREET
PARCEL: 7455-01-00-1342 LOCATION MAP



V-15-22: 215 DUE EAST STREET
PARCEL: 7455-01-00-1342 AERIAL MAP



Exhibit C












French Drain under driveway





9/16/2022

Attn: New Smyrna Beach Building, Planning and Zoning Board
Subject Property Owners: Joshua B. Dougherty and Irene R. Gonzalez
Subject Property: 215 Due East St. New Smyrna Beach, FL 32169

RE: Variance Request to Expand Driveway

This is to inform the City of New Smyrna Beach that we do not object to our neighbors expanding their driveway to our adjoining property lines. We understand they are putting in pavers to potentially move and expand the footprint of their driveway to help preserve the beautiful oak tree in their front yard, that we all enjoy. We are also not concerned with regards to water drainage or runoff as both our properties are sloped slightly, so they drain to our back yards accordingly.

If you have any questions, feel free to reach me at 321-377-8280.

Thank you,
Owners: 213 Due East St. New Smyrna Beach, FL 32169

Sign: Thom K Jr

Print Name: Thomas Keiger

Date: 9/16/2022

Sign: Sara Giunta

Print Name: Sara Giunta

Date: 9/16/2022

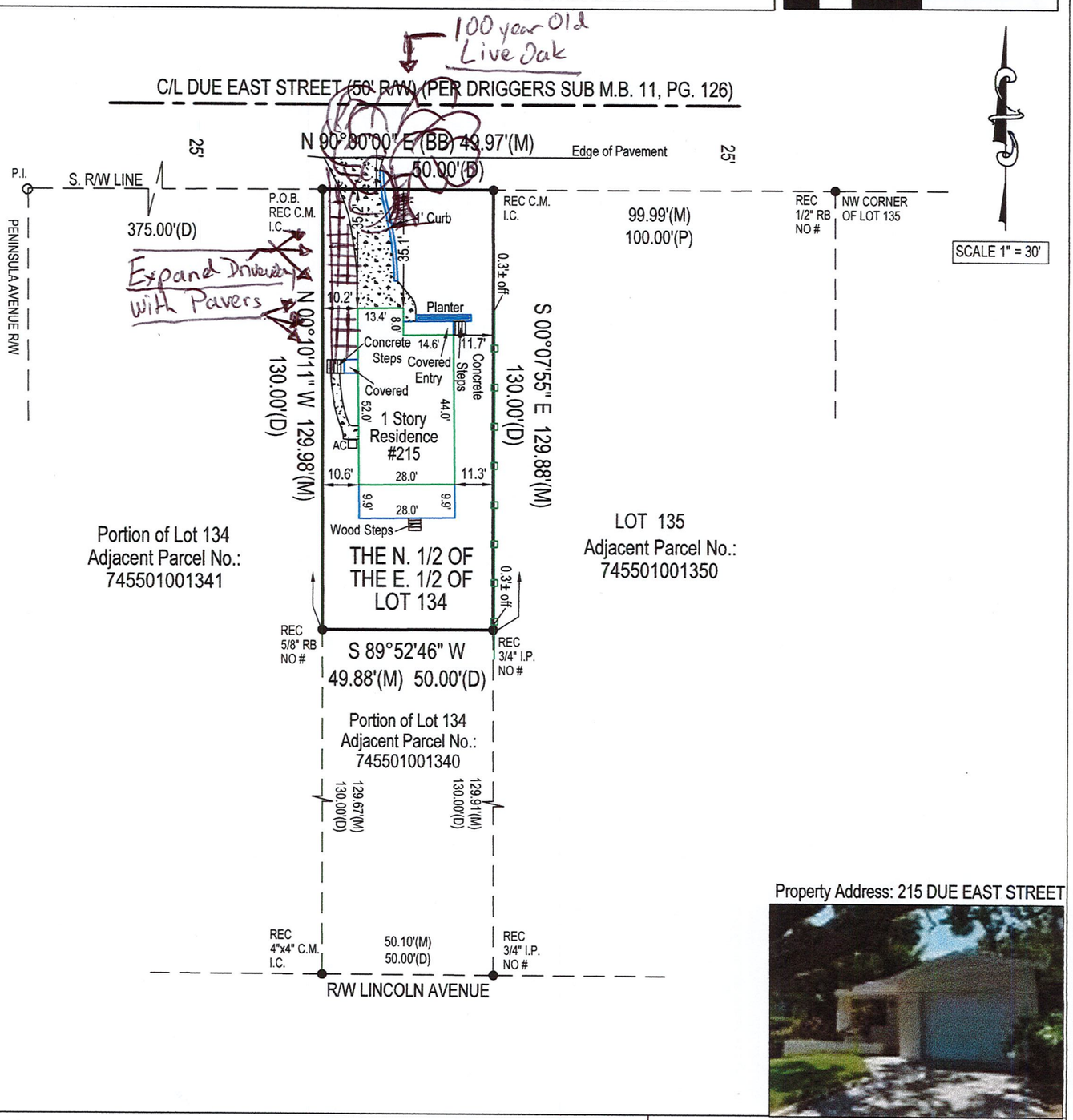
Proposal Example

NOTES:
1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4565
109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL.
32714
PH. (407) 696-1155

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12127C 0542 J DATED 09-29-17.

0 40 80



Property Address: 215 DUE EAST STREET

DESCRIPTION: The North 1/2 of the East 1/2 of Lot 134, MAP OF ASSESSOR'S SUBDIVION OF ROBERT WALKER GRANT, as per map recorded in Map Book 3, Page 150 of the Public Records Of Volusia County, Florida. also described as follows: Beginning at a point in the South side of Due East Avenue 375 Feet East of the Southeast corner of the intersection of Due East Avenue and Peninsula Avenue, in the City of New Smyrna Beach, Volusia County, Florida, run thence East 50 feet along the South side of said Due East Avenue; run thence South 130 Feet; run thence West 50 feet; thence North 130 feet to the Point of Beginning.

CERTIFIED TO:
JOSHUA B. DOUGHERTY AND IRENE ROSE GONZALEZ
FBC MORTGAGE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

JOB NO.: 18-1775
DATE:
FIELD: 08-24-18
SIGNED: 08-27-18
DRAWN BY: JDB
P.C.: EZ
CHECKED BY: RWJ

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - 4"x4" CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
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LEGEND
CONCRETE PAVERS / BRICK ASPHALT
Point Not Found or Set
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S.E. - SIDEWALK EASEMENT
U.E.- UTILITY EASEMENT
D.E.- DRAINAGE EASEMENT
L.E.- LANDSCAPE EASEMENT
P.E.- POOL EQUIPMENT
P.P.- POWER POLE
-x- CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
-o- VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OHL OVERHEAD LINE +/-

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

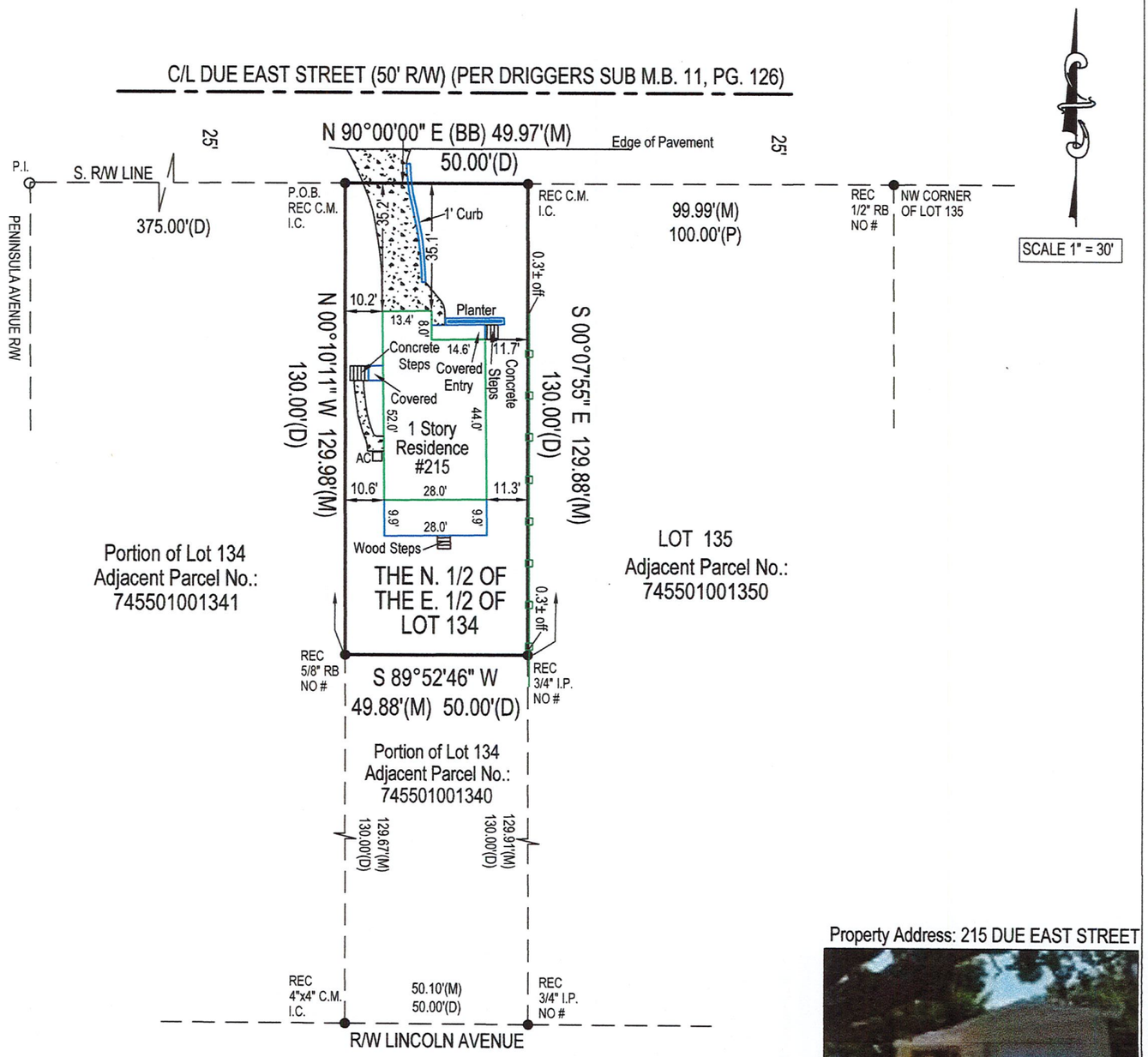
Original

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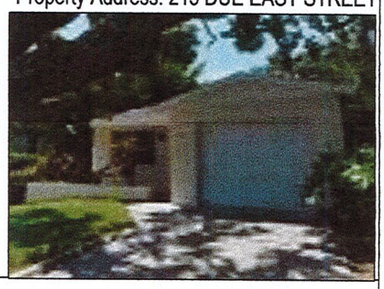
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THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SE-2-22: 720 SOUTH DIXIE FREEWAY

November 7, 2022

Background:

A. Applicant: Darren J. Elkind, 142 E. New York Avenue, DeLand, FL, 32726

B. Property Owner: Orchard Holdings, LLC 2910 Kurt Street, Eustis, FL 32726

C. Request: Special Exception approval to allow an existing 57,855 square foot building to be used for mini-warehouse storage space

D. Subject Area: The parcel is located on the west side of S. Dixie Freeway (US1), east of the railroad tracks, across from 1st and 2nd Streets. The 4.97 acre parcel is zoned B-3, Highway Business Service District.

E. Tax ID #: 7440-01-00-0230

F. Exhibits: Exhibits included in this report include:

- **Exhibit A:** Location Map
- **Exhibit B:** Aerial Map
- **Exhibit C:** Site Photos
- **Exhibit D:** Proposed Landscape Buffer

Findings:

II. FINDINGS

1. The applicant is proposing to convert the 57,855 square foot building, or a portion of the building, into a mini warehouse storage facility. The building houses a Save-A-Lot grocery store, a martial arts studio, and a boat business on the south side of the building. At this juncture, the applicant is not sure how much of the building is going to be used as a mini-warehouse storage facility. Therefore, their objective is to get Special Exception approval for the entire building, although the mini warehouse use may never actually be used for the whole building.

2. One of the conditions for Special Exceptions in the B-3 is a 20.0’ wide landscape buffer along the front of the building, specifically for "a frontage landscape buffer of no less than 20 feet for site boundaries fronting a thoroughfare to be extensively landscaped to provide appropriate visual screening between the use and the road frontage". Currently, the building has five large Live Oaks trees in that frontage area, but is lacking any shrubs or groundcover. This area appears to be a retention area for storm water runoff. The applicant has provided a depiction of how the buffer can potentially look (**Exhibit D**)

when planted, however, an actual plan indicating type and size of plants will be required.

3. Section 305.04(C) of the Land Development Regulations requires the special exception request to meet the following general criteria (applicant's response are in *italics*, and staff's responses are in **bold**):

a. The requested use is listed among the special exceptions in the district for which application is made;

Mini warehouses are permitted in the B-3 zoning district as a Special Exception. This criterion has been met.

b. The requested use will not impair the character of the surrounding or adjoining districts, nor be detrimental to the public health, morals, or welfare; and

No new external construction is proposed. All of the improvements will be in an existing building. Also, new landscaping will be required along the S. Dixie Freeway frontage.

c. Adequate utilities, access roads, drainage, sanitation, and/or other necessary services and facilities are, or will be, available or provided for the proposed use.

The subject property currently receives electric, water, and sanitary sewer service from the Utilities Commission and City of New Smyrna Beach. Revisions for the utility connections will be designed and permitted through the City site plan review and approval process.

This property is serviced by utilities, is accessible to S. Dixie Freeway, and has all the

necessary services and facilities to operate as a mini warehouse facility. This criterion has been met.

III. Recommendation: The Planning and Zoning Board recommends the City Commission approve the Special Exception request, with the condition that a landscape plan is approved by Planning staff prior to the City Commission meeting for the 20-foot buffer area along the S. Dixie Freeway frontage. The landscape plan must meet the minimum standard for plant size, and must include plant types appropriate for a retention area as a condition of approval.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Planner I

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Site Photos.pdf
Exhibit D Landscaping.pdf

SE-2-22: 720 S. DIXIE FREEWAY
PARCEL: 7444-01-00-0230 LOCATION MAP

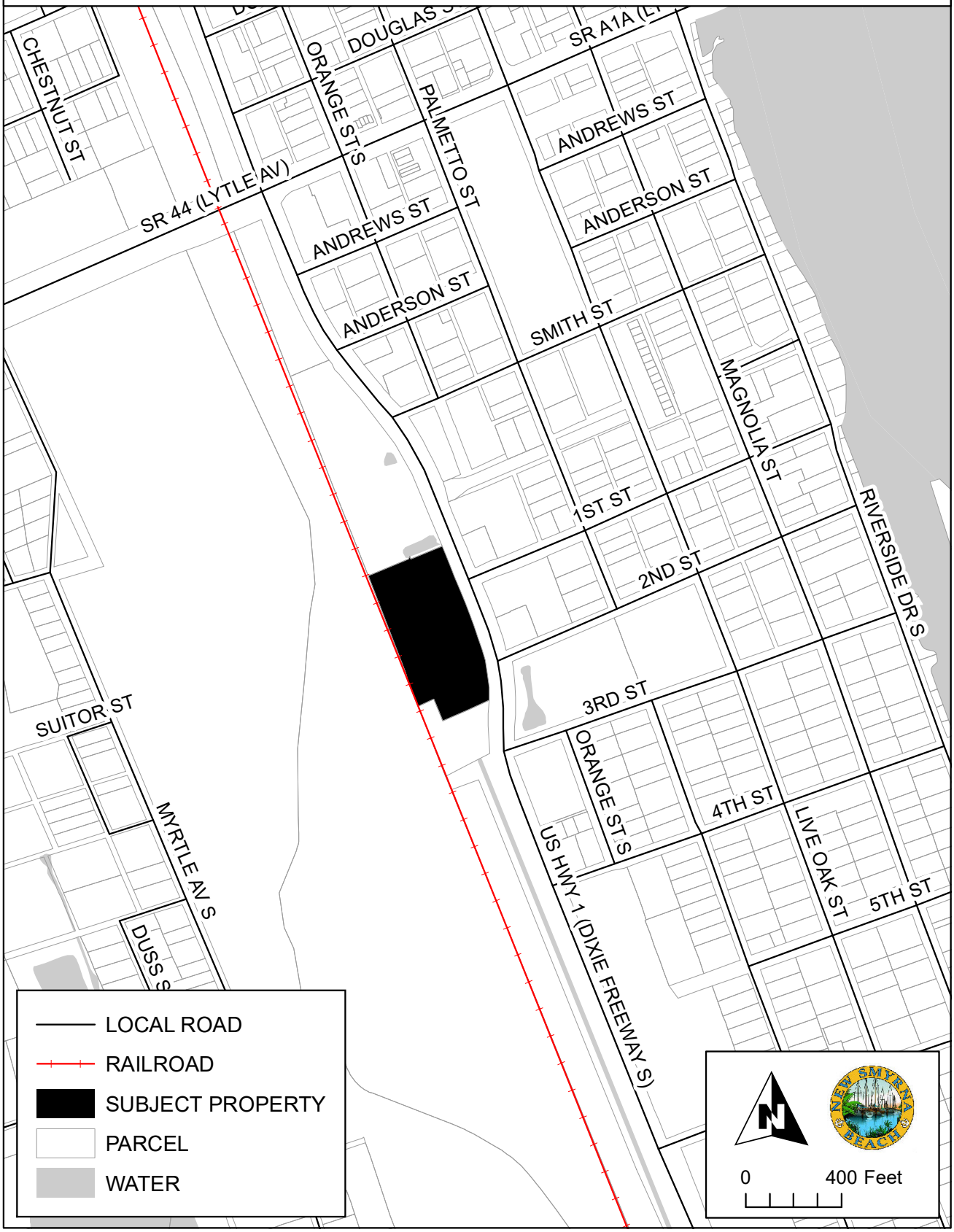


Exhibit B

SE-2-22: 720 S. DIXIE FREEWAY
PARCEL: 7444-01-00-0230 AERIAL MAP

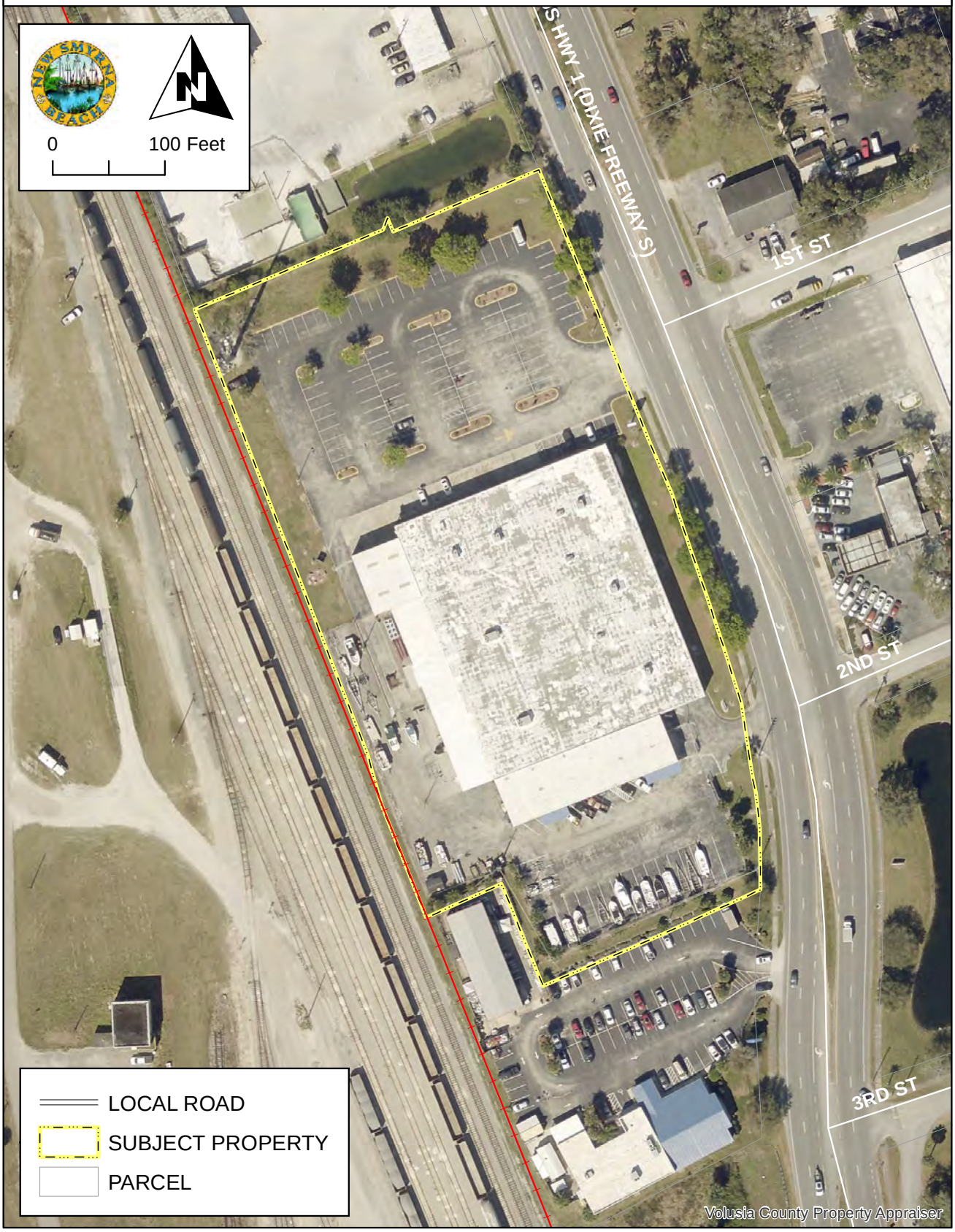
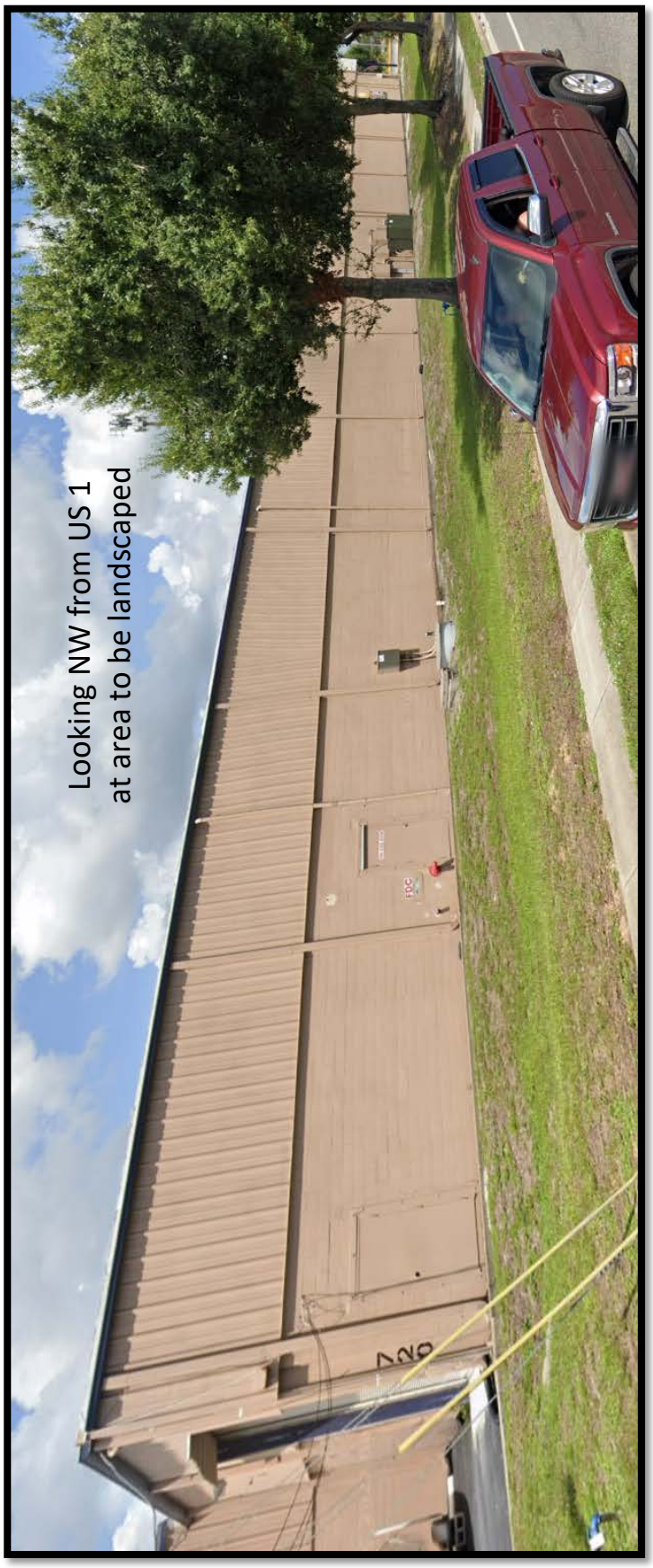


Exhibit C




Birdseye of structure.
Save-A-Lot area on
right, boat area on left.


Front of building,
visible from US 1,
to be shielded with
landscaping

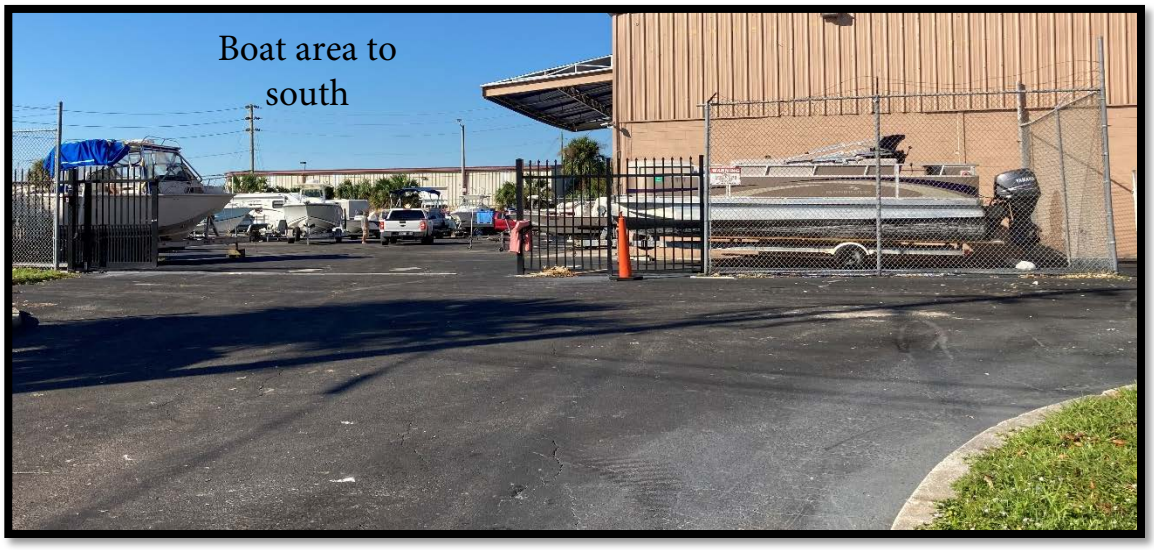

Boat area to
south


Exhibit D
27

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

PUD-1-22: BLUE DOLPHIN BOAT AND RV STORAGE PUD MDA

November 7, 2022

Background:

A. **Applicant:** Michael J Grindstaff, Shutts & Bowen LLP, 300 South Orange Ave., Suite 1600, Orlando, FL
B. **Property Owners:** Festival Properties Inc., 1215 Gessner Drive, Houston, Texas 77055.
C. **Request:** Approval of a new Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plans (CDP) to allow for a Boat and Recreation Vehicle (RV) storage facility, consisting of approximately one hundred sixty (160) individual boat and RV storage stall (a/k/a "spaces") and related infrastructure.
D. **Site Data:** The total proposed PUD subject property consists of approximately 6.99 acres and is generally located South of Third Street extended West of South Dixie Freeway. The vacantly and undeveloped site is currently zoned Light Industrial District (I-1), and has a Future Land Use (FLU) designation of Industrial Mixed Use (IMU. A Location Map is attached as **Exhibit A** and an aerial map is attached as **Exhibit B**.
E. **Tax ID #s:** 744403130011
F. **Exhibits Provided:**

Exhibit A - Location Map

Exhibit B - Aerial Map

Exhibit C - Zoning Map

Exhibit D - FLU Map

Exhibit E - Survey

Exhibit F - Light Industrial (I-1) Zoning District text from LDR

Exhibit G - Industrial Mixed Use (IMU) Future Land Use (FLU) text from Comprehensive Plan

Exhibit F - Proposed PUD Master Development Agreement (MDA)

Exhibit H - Proposed Conceptual Development Plan (CDP)

Exhibit I - Proposed MDA Exhibit, US 1 Front Landscape Buffer and Fencing Plan

Findings:

A. This rezoning application seeks to create a new Planned Unit Development (PUD) zoning for this site from its current Light Industrial (I-1) zoning, and a new Master Development Agreement (MDA) and Conceptual Development Plans (CDP) to allow for a new commercial facility for Boat and Recreation Vehicle (RV) storage, to consist of a total of one hundred sixty (160) individual boat and RV storage stalls (a/k/a "spaces") and related infrastructure.

B. The total PUD subject property consists of approximately 6.99 acres and is generally located between US Highway 1/South Dixie Freeway and the Florida East Coast (FEC) railroad tracks/right-of-way, with Third Street to the north and Eighth Street to the south (on the opposite/east side of US 1). The vacant and currently undeveloped site is now zoned Light Industrial District (I-1), and has a Future Land Use (FLU) designation of Industrial Mixed Use (IMU). The IMU FLU text (Exhibit G) specifically requires all proposed development to be done under the proposed PUD zoning.

C. This site has many unique characteristics, for its configuration and dimensions, along with its location. The property is shown on all Exhibits (including the Exhibit E Survey) as being 102' deep by 2,975' long, or over a half mile in length (0.56 mile), parallel to and between both the US 1 right-of-way and the FEC RR. Along with the long and narrow nature of this site, between those two adjacent transportation features, its total area is 303,450 SF, or just under 7 acres total. The site is also otherwise isolated by two adjoining developed parcels, the Habitat for Humanity store to the north and the Sandbar Restaurant to the south, both of those also on the west side of US 1 and also abutting the FEC RR to the west.

D. It should also be noted that the FDOT US 1 right-of-way to the east of the subject property contains an open wet drainage ditch that is generally about 40' wide, between the US1 roadway and the east property line (PL) of the subject property, and which actually encroaches in certain instances slightly into the subject property, as shown on

the Exhibit E Survey and Exhibit I Proposed CDP. This adjacent FDOT right-of-way area also contains existing vegetation, including trees, in this same area between the US1 roadway and the subject property.

E. There are a number of exhibits which show the above areas and all neighboring properties that surround the subject parcel area. Those documents include the Exhibit B Aerial Map, Exhibit E Survey, and the Exhibit I Proposed Conceptual Development Plan (CDP). In addition, east of and on the opposite side of US 1, from north to south, are:
1. the Donnelly Homes residential development operated by the New Smyrna Beach Housing Authority, at the intersection of 3rd and US 1,
2. an office building,
3. a convenience store with gas pumps, at the intersection of 4th St. and US 1,
4. Read Patillo Elementary School, extending from 4th to 6th St., and
5. the New Smyrna Shopping Center, extending from 6th St to the southern boundary of the subject property.

F. Exhibits C and D show the Zoning & FLU designations of these neighboring properties, with these shown as listed/numbered above:

1., 2., & 3.: B-3 Highway Service Business zoning; Public Grounds and Buildings FLU

4.: R-2 Single Family Residential zoning; Educational FLU

5.: B-5 Planned Shopping Center zoning; Commercial FLU.

G. In addition, the southern end of the subject property, where the proposed open retention pond is shown, is directly adjacent to two other existing commercial sites currently operated as restaurants (including the Sandbar), which share the same B-3 zoning and Commercial FLU. That 40' wide FDOT drainage ditch also separates the subject property from these two neighboring commercial sites that front US 1.

H. The IMU FLU originated during the 2008-2012 recession period when the owner of all of that property at that time, the Florida East Coast (FEC) Railroad, sought a new FLU category in order to sell and/or develop surplus property it did not need and that were peripheral to its currently ongoing operations, within the center of this working railroad

yard area. FEC has since sold portions of this IMU designated area to others, including the currently listed owner of this 6.99 acre parcel. The IMU FLU calls for variety of uses, as described in the Exhibit E text, of which this proposed use could be included. The area now designated IMU includes a total of 11 tax parcels, ranging in size from a half acre to 101 acres. There are three currently developed parcels within those, which are the 62 acre FEC RR parcel in which all current FEC RR working operations occur, the 6 acre Rinker/Cemex concrete plant parcel, and the 4 acre Lexington Place ALF at the northeast corner of SR 44 and Myrtle Avenue. Both the FEC & Rinker/Cemex industrial operations were in place prior to the IMU FLU being created and applied to this area, and accordingly retain their historic I-1 Light Industrial zoning.

I. The current I-1 Light Industrial zoning of this subject property would now allow for this proposed RV/Boat Storage use as a Special Exception, under the process now in place for that application and approval, and with these conditions attached to that as stated in the LDR:

Recreational vehicles and boat storage, provided:

(a) Such areas shall be secured and screened a six-foot fence or barrier,

(b) no other use shall be permitted with the facility, and

(c) a landscaped buffer area shall be required at property lines as follows:

(1) All front property lines;

(2) Alongside or rear lot lines abutting residentially zoned lots except the buffer shall be 25 feet wide; and

(3) Alongside and rear lot lines not abutting residentially zoned lots, the buffer shall be seven feet wide. ***Ord. #52-16***

J. However, as the site's IMU FLU requires a PUD zoning and associated MDA be established for any such proposed development, this existing Special Exception process is not available for approval of this same use on this site. It should be noted that the current PUD application meets all of the above listed Special Exception criteria (a), (b), and (c), with the sole exception being the rear buffer requirement along the adjacent FEC RR right-of-way and train tracks. In this case, the site area that would be used for the rear buffer area (along the FEC RR) has instead been added to the front/east property line

buffer area along the US 1 right-of-way. This buffer area change is permitted under the current PUD regulations.

K. As shown on the Exhibit I CDP and Exhibit J Landscape Plan, the only proposed access to the site will be from two separate driveway connections to the western/southbound lanes of US 1, at each end of the site (north and south), connected by an internal one-way northbound center drive aisle. The proposed one-way site entrance drive will be at the southern end of the proposed RV/boat storage, north of the proposed on-site wet retention pond, and extends to the northern end of the subject property, to a one-way exit driveway connection to US 1 near 3rd All of this is subject to future permitting through FDOT, including associated improvements and/or modifications for turn lanes, etc. The applicant is seeking this PUD rezoning prior to pursuing those FDOT permitting processes, which would also be done concurrent with any future City Site Plan application and approval process to follow, should this proposed PUD and its CDP be approved.

L. Concerning the Conceptual Development Plan (CDP), that shows two different size storage spaces proposed to be available, in angled parking spaces. 80 of those storage spaces would be 12' wide by 30' long spaces, on the east side of the single proposed internal 30' wide drive aisle, with another 80 spaces proposed on the west side of that drive aisle to be 12' wide by 40' long. The MDA and CDP also propose a potential alternative option of Canopy coverings of these Storage spaces, for a maximum of 2.3 acres of coverage (or over 100,000 SF of canopy roof). Those potential canopies would need to meet the proposed 35' maximum building height.

M. The Exhibit I CDP shows the two single access points (entrance and exit) to be gated, at each end of the site and its central internal drive aisle with provisions for emergency access for public safety, fire protection, etc. That Plan also shows associated on-site facilities at the south end, including locker storage, wash down bays (3 total), and a holding tank for septic pump outs of RV's & boats.

N. Another associated Exhibit provided (J) shows the proposed fencing and landscape buffers for the site perimeters, along with proposed signage design and possible locations. Both this Exhibit J and the MDA note the potential ability to supplement these

areas with additional landscape materials, and/or alternative sign locations, subject to FDOT agreement to utilize their adjacent right-of-way property on either side of the FDOT drainage ditch.

RECOMMENDATION

Staff has reviewed this application and the unusual circumstances of the proposed site location and configuration, and feels the proposed use is an appropriate one for this site. The proposed storage use will generate minimal vehicle traffic in comparison to other possible more active proposed uses, on a section of US 1 with minimal driveway connections, higher speeds, and a 2021 Average Daily Traffic (ADT) count of 22,000 vehicles per day. The proposed site is also separated from any possible conflicting neighboring uses, and has proposed various methods to screen and buffer its proposed use. Based on these factors and the Findings listed above, staff recommends the Board provide the City Commission a Recommendation of Approval for the proposed PUD rezoning and its associated MDA/CDP.

Fiscal Analysis:
N/A

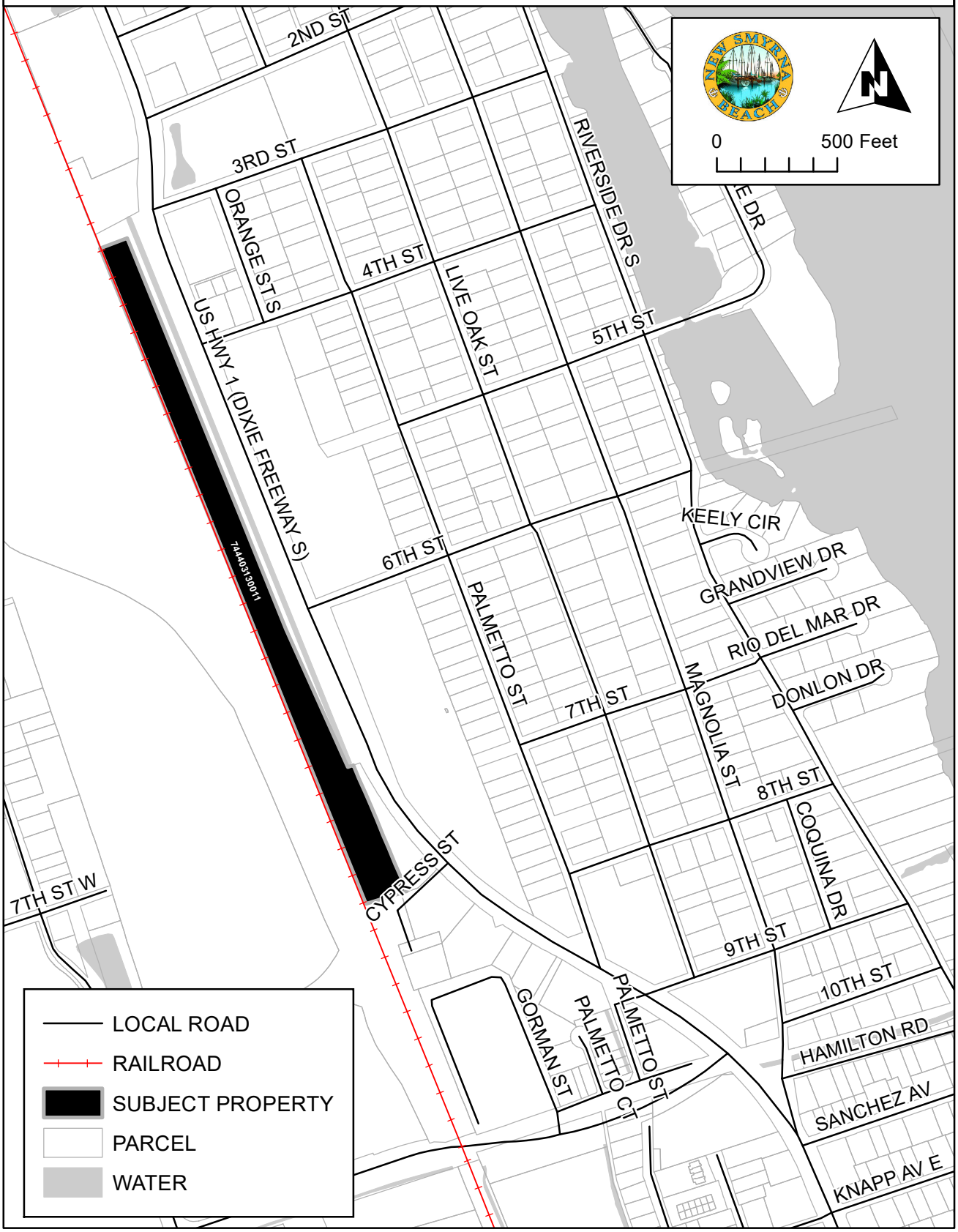
Strategic Plan Item:
Yes

Staff Report Created By: Jeff Gove - Chief Planner

Attachments:

Ex. A - Location Map PUD-1-22.pdf
Ex. B - Aerial Map.pdf
Ex. C - Zoning Map.pdf
Ex. D - FLU Map.pdf
Ex. E - Survey.pdf
Ex. F - City I-1 Zoning text.pdf
Ex. G - City Industrial Mixed Use FLU text.pdf
Ex. H - MDA Master Development Agreement-19551117-v4.pdf
Ex. I - NSB Storage CDP ConcDevPlan 2022.10.26.pdf
Ex. J - Landscape Buffer Fence & Sign Plans.pdf

PUD-1-22: BLUE DOLPHIN BOAT-RV STORAGE - US 1-FEC
PARCEL: 7444-03-13-0011 LOCATION MAP

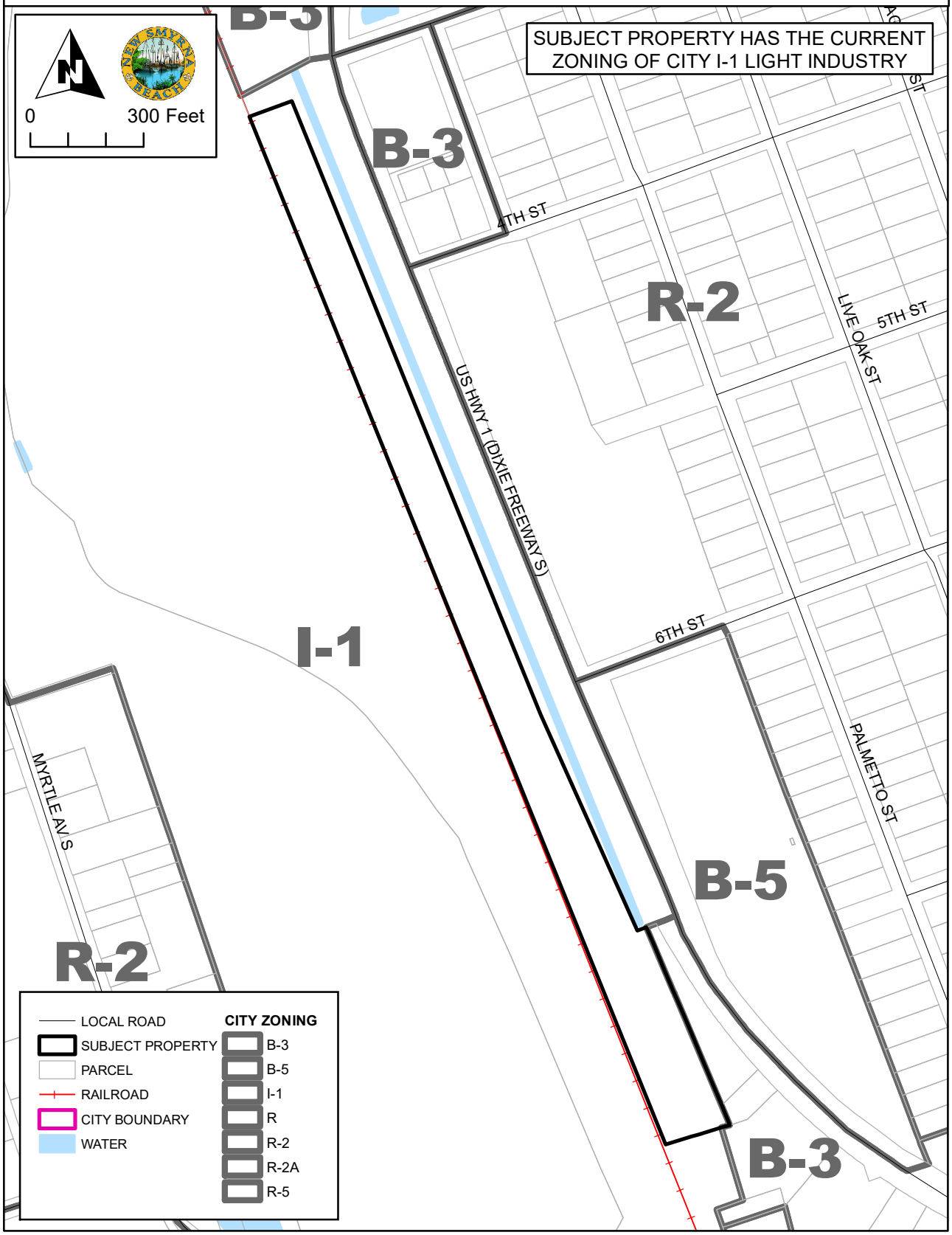


PUD-1-22: BLUE DOLPHIN BOAT-RV STORAGE - US 1-FEC
PARCEL: 7444-03-13-0011 AERIAL MAP



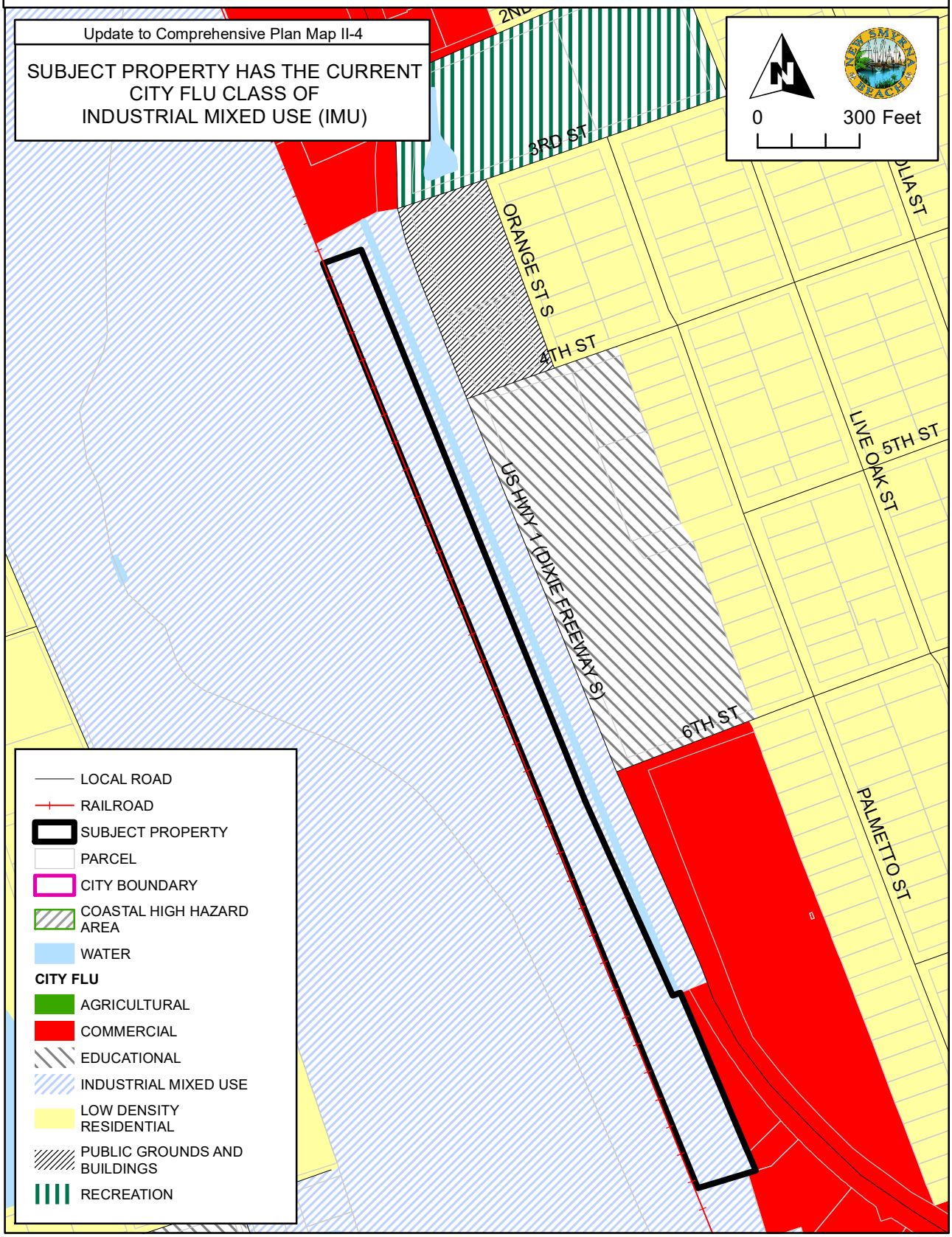
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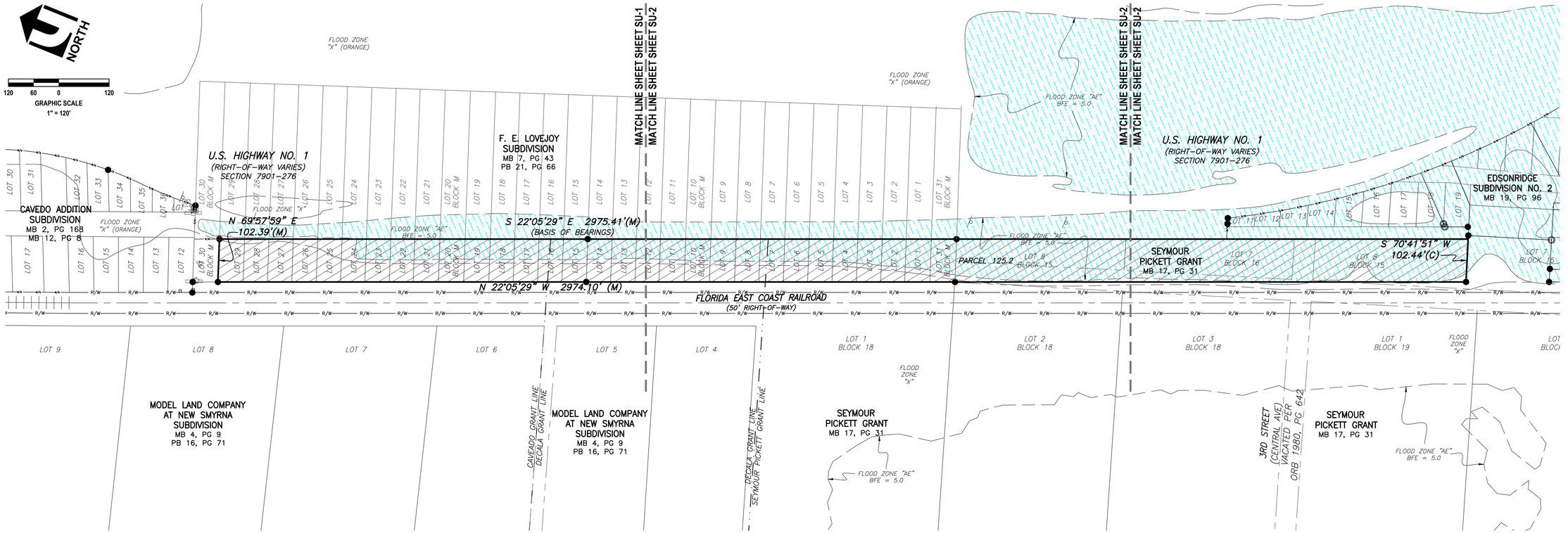
PUD-1-22

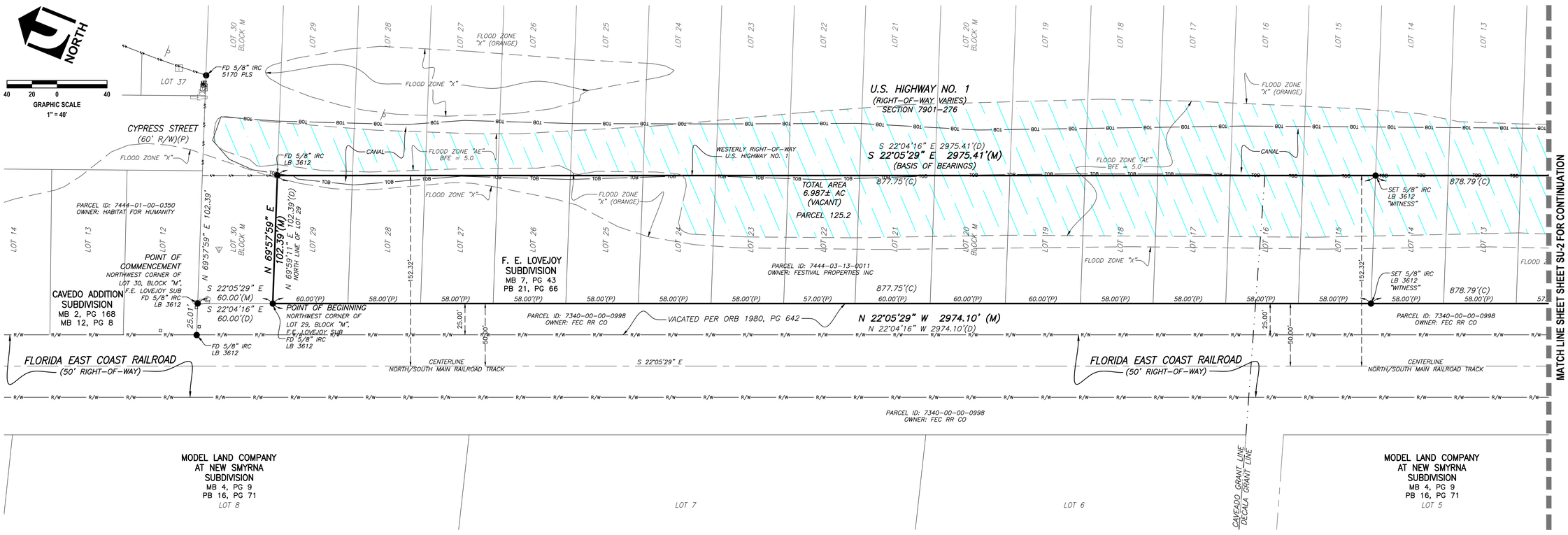


FUTURE LAND USE DESIGNATIONS

PUD-1-22







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SEE CERTIFICATION FOR SURVEYOR SIGNATURE

SURVEY MAP

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY: **BOUNDARY & TOPOGRAPHIC SURVEY**

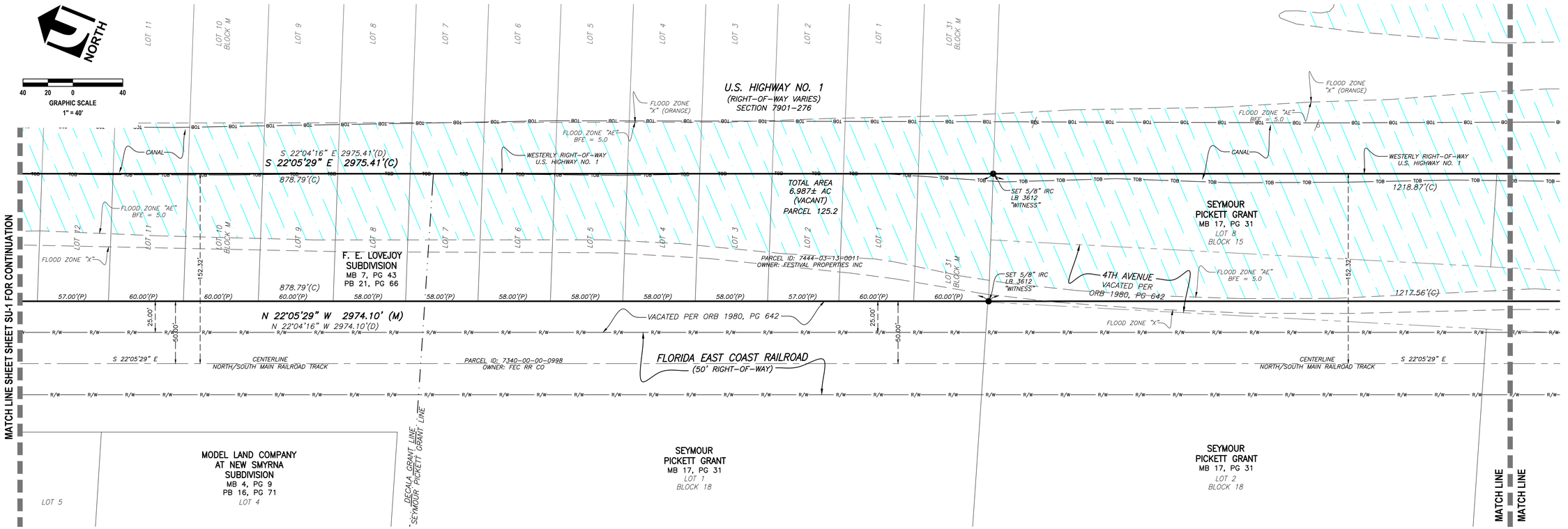
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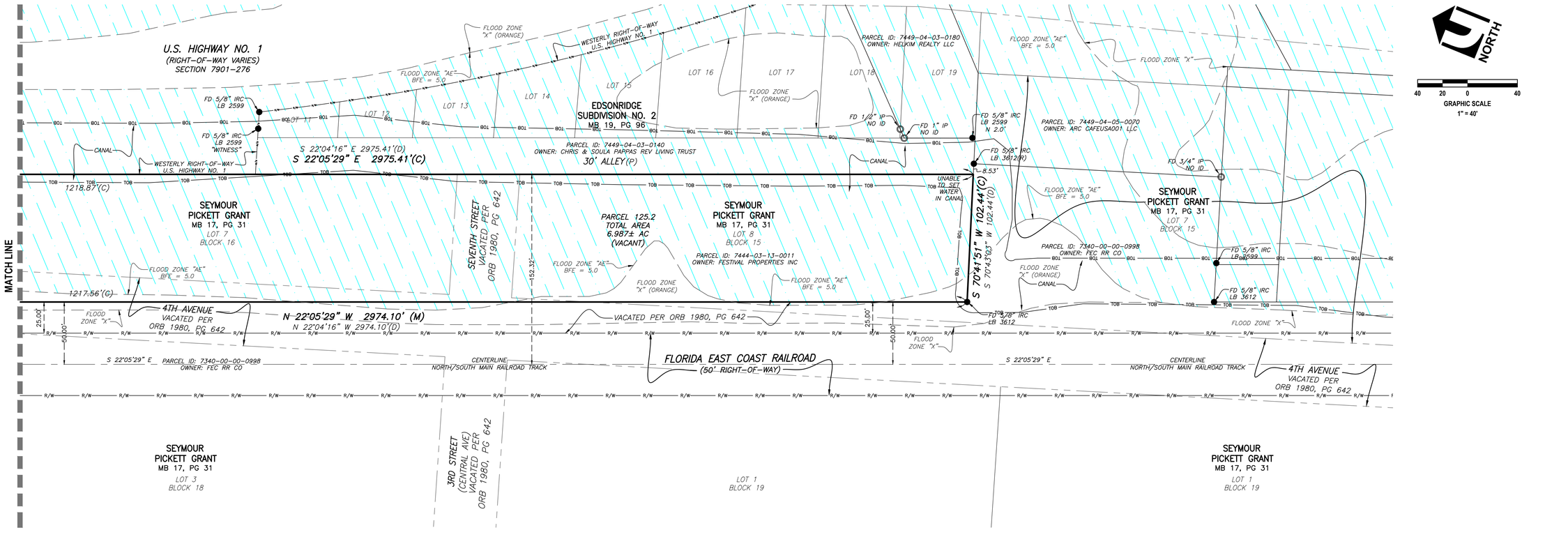
ADDRESS: **FEC RR NEW SMYRNA BEACH, FLORIDA**

LOCATION No:	17-34-44
PROJECT No:	220110
FIELD WORK BY:	JGP, KDS
DATE:	03/11/2022
OFFICE WORK BY:	JAE
DATE:	03/16/2022
FIELD BOOK & PG:	FEC-NSB
SCALE:	1" = 40'

SHEET NUMBER:

SU-1





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SURVEY MAP

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TYPE OF SURVEY: **BOUNDARY TOPOGRAPHIC SURVEY**

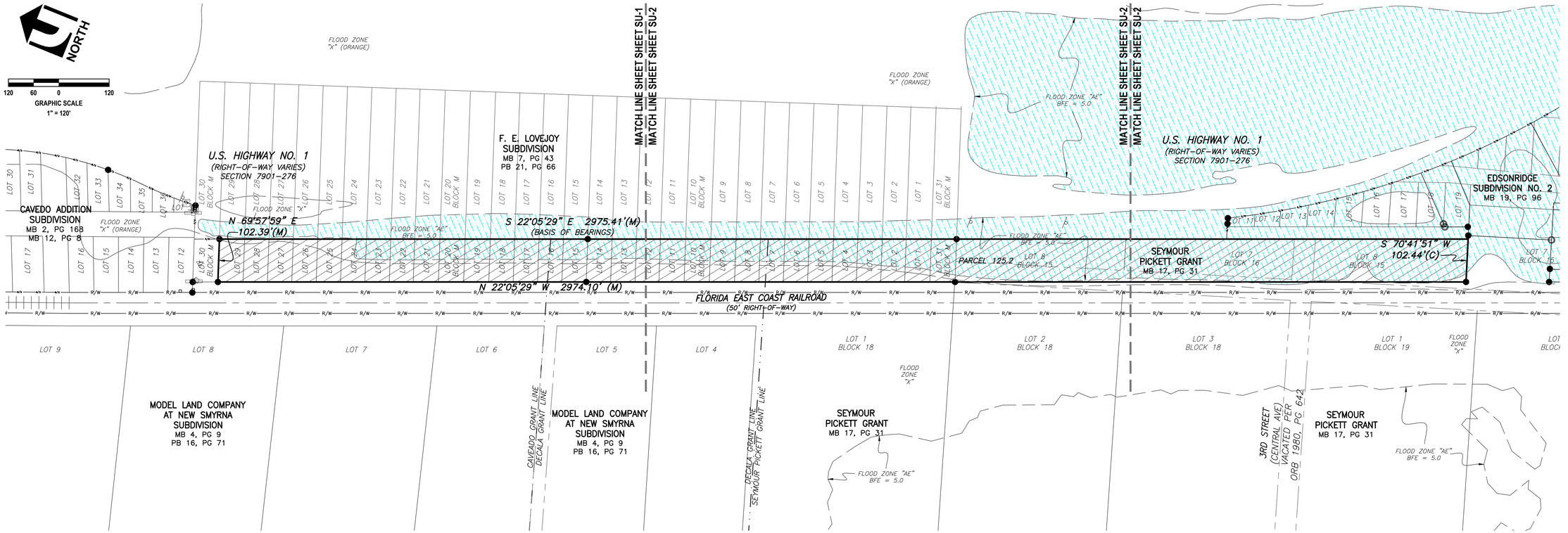
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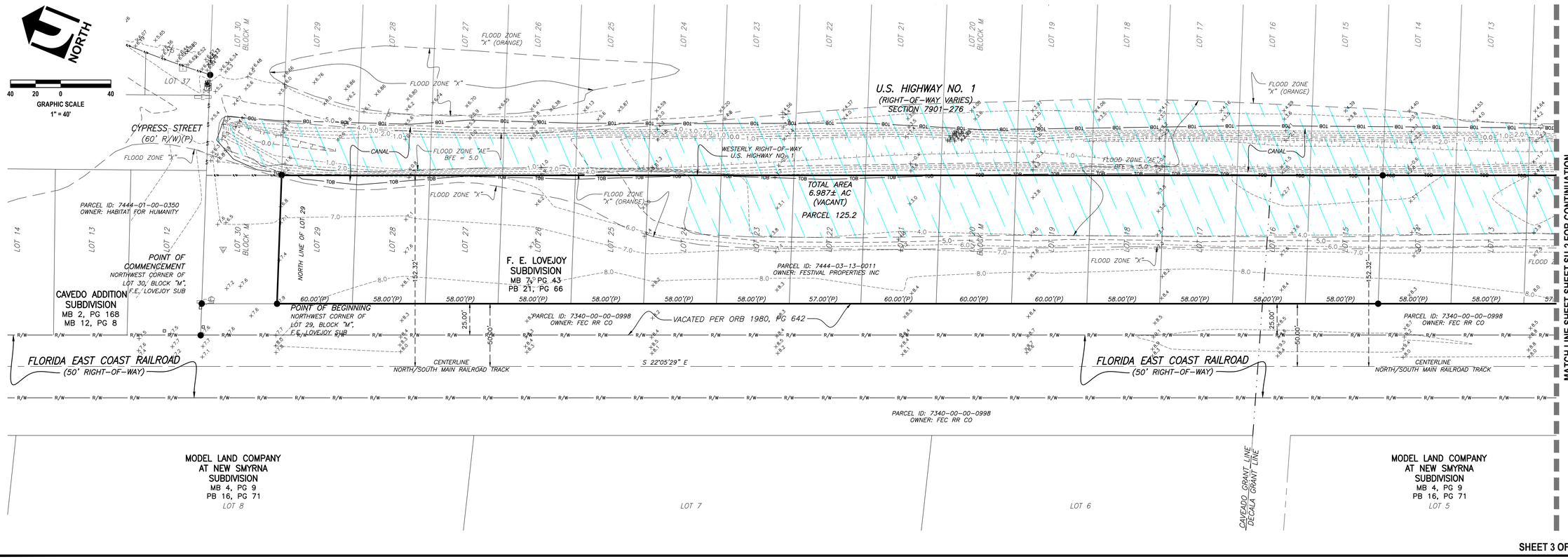
ADDRESS: **FEC RR NEW SMYRNA BEACH, FLORIDA**

LOCATION No:	17-34-44
PROJECT No:	220110
FIELD WORK BY:	JGP, KDS
DATE:	03/11/2022
OFFICE WORK BY:	JAE
DATE:	03/16/2022
FIELD BOOK & PG:	FEC-NSB
SCALE:	1" = 40'

SHEET NUMBER:

SU-2





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SURVEY MAP

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TYPE OF SURVEY: **BOUNDARY & TOPOGRAPHIC SURVEY**

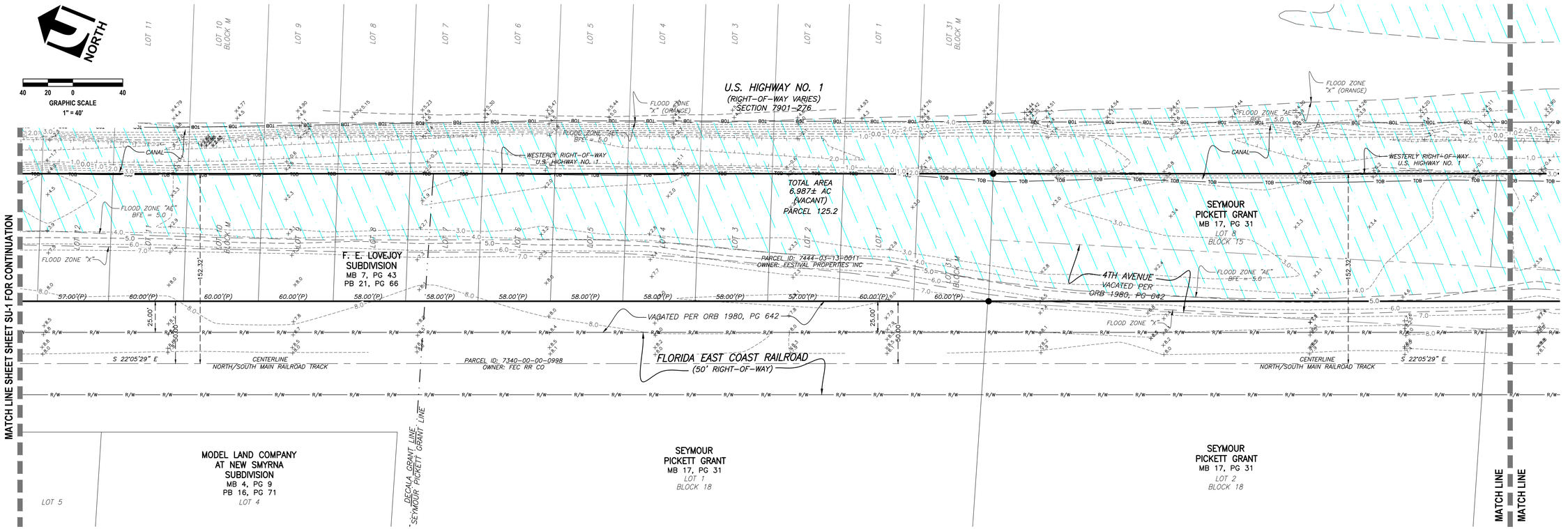
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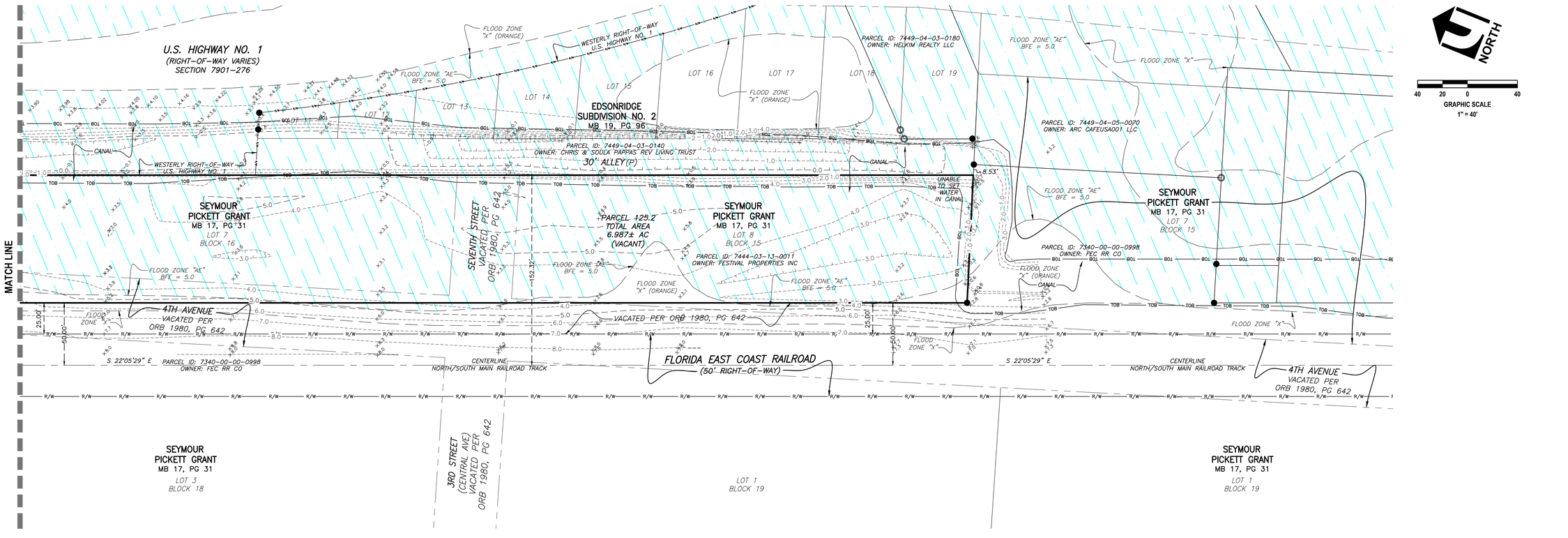
ADDRESS: **FEC RR NEW SMYRNA BEACH, FLORIDA**

LOCATION No:	17-34-44
PROJECT No:	220110
FIELD WORK BY:	JGP, KDS
DATE:	03/11/2022
OFFICE WORK BY:	JAE
DATE:	03/16/2022
FIELD BOOK & PG:	FEC-NSB
SCALE:	1" = 40'

SHEET NUMBER:

SU-3





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SURVEY MAP

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY: **BOUNDARY TOPOGRAPHIC SURVEY**

MAP SUBJECT: **PARCEL ID: 7444-03-13-0011**

ADDRESS: **FEC RR NEW SMYRNA BEACH, FLORIDA**

LOCATION No:	17-34-44
PROJECT No:	220110
FIELD WORK BY:	JGP, KDS
DATE:	03/11/2022
OFFICE WORK BY:	JAE
DATE:	03/16/2022
FIELD BOOK & PG:	FEC-NSB
SCALE:	1" = 40'

SHEET NUMBER:

SU-4

ABBREVIATIONS / LEGEND

±	MORE OR LESS
A/C	AIR CONDITIONING
AC	ACRES
ALTA	AMERICAN LAND TITLE ASSOCIATION
ADA	AMERICAN DISABILITY ACT
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BTM	BOTTOM
(C)	CALCULATED
CA	CENTRAL ANGLE
CH	CHORD LENGTH
CHB	CHORD BEARING
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE
CR	COUNTY ROAD
(D)	DESCRIPTION OR DEED
DIP	DUCTILE IRON PIPE
FD	FOUND
EL	ELEVATION
EOP	EDGE OF PAVEMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FAC	FLORIDA ADMINISTRATIVE CODE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISH FLOOR ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
FL	FLORIDA
FP&L	FLORIDA POWER & LIGHT
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV	INVERT ELEVATION
L	LENGTH
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LF	LINEAL FEET
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
(M)	FIELD MEASURED
MB	MAP BOOK
MES	MITERED-END SECTION
MPH	MILES PER HOUR
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
No.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORD BOOK
(P)	REFERS TO PLAT OF RECORD
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SR	STATE ROAD
STY	STORY
SP	STATE PLANE
TELECOM	TELECOMMUNICATIONS
TYP	TYPICAL
US	UNITED STATES
USACOE	UNITED STATES ARMY CORP OF ENGINEERS
VCP	VITRIFIED CLAY PIPE

CM...	4"x4" CONCRETE MONUMENT (AS NOTED)
IRC... IR...	IRON ROD & CAP (AS NOTED) IRON ROD (NO ID)
N&D...	NAIL & DISK (AS NOTED)
N&W...	NAIL & WASHER (AS NOTED)
IPC... IP...	IRON PIPE & CAP (AS NOTED) IRON PIPE (NO ID)
MP...	METAL PIPE (AS NOTED)
PKD...	PARKER-KALON MAGNETIC NAIL & DISK (AS NOTED)
SPIKE...	RAILROAD SPIKE (NO ID)
NAIL...	NAIL IN PAVEMENT (NO ID)
X-CUT...	SURVEYOR'S X-CUT
	ADA / HANDICAP SYMBOL
	BICYCLE LANE SYMBOL
	THRU LANE ARROW
	TURN LANE ARROW
A/C	A/C UNIT
	ANTENNA
	BOLLARD
	FENCE POST
	IRRIGATION CONTROL VALVE
MB	MAIL BOX
MW	MONITORING / OBSERVATION WELL
P	PUMP
	SATELLITE DISH
	SIGN
TSB	TRAFFIC SIGNAL BOX
TP	TRAFFIC SIGNAL POLE
	CONCRETE LIGHT POLE
	FIBERGLASS LIGHT POLE
	METAL LIGHT POLE
	WOOD LIGHT POLE
	MITER-END SECTION
ST	STORMWATER MANHOLE
	STORM INLET / CATCH BASIN
	YARD DRAIN
E	ELECTRIC BOX
	ELECTRIC LINE MARKER
	ELECTRIC PANEL
	ELECTRIC PEDESTAL
	ELECTRIC METER
	GUY ANCHOR
	CONCRETE POWER POLE
	METAL POWER POLE
	WOOD POWER POLE
	TRANSFORMER PAD

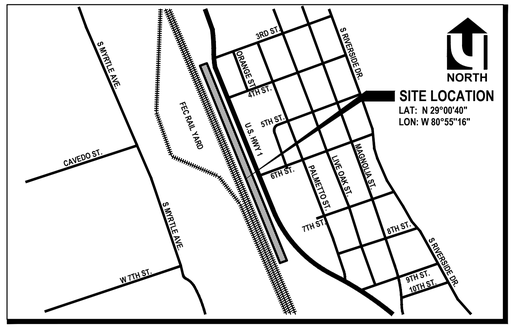
	GAS LINE MARKER
	GAS METER
	GAS VALVE
	REUSE BACKFLOW PREVENTER
	REUSE SERVICE STUB
	REUSE WATER METER
	REUSE WATER VALVE
GT	GREASE TRAP MANHOLE
LS	LIFT STATION
	CLEANOUT
SS	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	FIBER OPTIC CABLE MARKER
F	FIBER OPTIC PEDESTAL
TC	TELECOM BOX
T	TELECOM MANHOLE
	TELECOM LINE MARKER
T	TELECOM PEDESTAL
TV	CABLE TV PEDESTAL
	BACTERIOLOGICAL SAMPLE POINT
	END-CAP
	11° BEND
	22° BEND
	45° BEND
	90° BEND
	TEE
	CROSS
	HOSE BIB
	BLOW-OFF VALVE
	BACKFLOW PREVENTER
DCCV	DOUBLE DETECTOR CHECK VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	REDUCER
	WATER METER
	WATER SERVICE STUB
	WATER VALVE
W	WELL
	AIR RELEASE VALVE
MH	UNKNOWN MANHOLE
U	UNKNOWN UTILITY PEDESTAL
VLT	UTILITY VAULT (AS NOTED)

	BENCHMARK
WF1	WETLAND FLAG
B-1	BORING ID NUMBER
8.5	BORING ELEVATION
+12.3	EXISTING SOFT ELEVATION
+12.34	EXISTING HARD ELEVATION
—60—	MAJOR CONTOUR LINE
-59-	MINOR CONTOUR LINE
CLS	CENTERLINE SWALE
EOW	EDGE OF WATER
-x-	BARB WIRE FENCE
X	CHAIN LINK FENCE
<>	GUARDRAIL
V	VINYL FENCE
//	WOOD FENCE
STM	STORM PIPE (# DENOTES SIZE)
TOS	TOE OF SLOPE
TOB	TOP OF BANK
OHE	OVERHEAD WIRE
UGP	UNDERGROUND POWER
GAS	GAS LINE (# DENOTES SIZE)
REC	REUSE LINE (# DENOTES SIZE)
FM	FORCE MAIN (# DENOTES SIZE)
SAN	SEWER LINE (# DENOTES SIZE)
TEL	TELECOM LINE
FOC	FIBER OPTIC CABLE
WM	WATER LINE (# DENOTES SIZE)
R/W	RIGHT-OF-WAY LINE
UNK	UNKNOWN UTILITY LINE
OHT	OVERHEAD TRAFFIC CABLE

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 1 THROUGH 29 AND 31, BLOCK "M", ALONG WITH A PORTION OF ADJACENT STREETS AND ALLEYS, F.E. LOVEJOY SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 43 ALSO BEING RECORDED IN MAP BOOK 21, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND A PORTION OF LOT 8, BLOCK 15, A PORTION OF LOTS 7 AND 8, BLOCK 16, A PORTION OF LOT 4, BLOCK 17, ALONG WITH A PORTION OF ADJACENT STREETS AND ALLEYS, A. W. BARRS PLAT AND SUBDIVISION OF SEYMOUR PICKETT GRANT, AS RECORDED IN MAP BOOK 1, PAGE 106, ALSO RECORDED IN MAP BOOK 17, PAGES 31 AND 32, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL LYING SOUTHERLY OF STATE ROAD 44 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAYMAP SECTION 79070-2516, SOUTHERLY OF LYTLE AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 79130-2517,LYING WESTERLY OF U.S. HIGHWAY NO. 1 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (S.R. NO. 5) SECTION 7901-276 AND EASTERLY FROM THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK AS DESCRIBED IN DEED BOOK 101, PAGE 254, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

AS A REFERENCE POINT COMMENCE AT THE NORTHWEST CORNER OF LOT 30, BLOCK "M", F.E. LOVEJOY SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 43 ALSO BEING RECORDED IN MAP BOOK 21, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN THENCE SOUTH 22 DEGREES 04 MINUTES 16 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 30, FOR A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 29, BLOCK "M" OF SAID F.E. LOVEJOY SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 59 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 29, FOR A DISTANCE OF 102.39 FEET TO A POINT BEING 152.32 FEET EASTERLY FROM SAID CENTERLINE OF THE FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK; THENCE SOUTH 22 DEGREES 04 MINUTES 16 SECONDS EAST AND PARALLEL WITH SAID CENTERLINE FOR A DISTANCE OF 2975.41 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, BLOCK 15, A. W. BARRS PLAT AND SUBDIVISION OF THE SEYMOUR PICKETT GRANT, AS RECORDED IN MAP BOOK 1, PAGE 106, ALSO RECORDED IN MAP BOOK 17, PAGE 31 AND 32, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 70 DEGREES 43 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, FOR A DISTANCE OF 102.44 FEET; THENCE NORTH 22 DEGREES 04 MINUTES 16 SECONDS WEST AND PARALLEL WITH CENTERLINE OF SAID FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK FOR A DISTANCE OF 2974.10 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SCALE 1" = 1000'

GENERAL NOTES AND SURVEY REPORT:

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK. AS A REFERENCE FOR THIS SURVEY, ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 HAVING A BEARING OF (S 22°05'29" E).

2. LEGAL DESCRIPTION PER TITLE COMMITMENT No.: 10201137 - DATED: JANUARY 18, 2022 @ 8:00 AM

3. MEASURED DIMENSIONS ARE DENOTED (M), WHEN DIFFERS FROM RECORDED/DESCRIBED DIMENSIONS. DIMENSIONS INDICATED HEREON ARE IN U.S. STANDARD FEET AND DECIMAL PART THEREOF, UNLESS OTHERWISE NOTED HEREON.

4. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0543J COMMUNITY: CITY OF NEW SMYRNA BEACH, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X" AND ZONE "X" (ORANGE) WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE SQUARE MILE. THE PROPERTY IS ALSO IN FLOOD ZONE "AE" WITH A BASE FLOOD OF 5.0 FEET.

5. ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE CONTROL TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY IS COMMERCIAL. THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT EXCEEDS 1:10,000.

6. VERTICAL DATA SOURCES: VERTICAL REFERENCE NGS BENCHMARK, DESIGNATION M 212, PID: AQ1434 - PUBLISHED ELEVATION 6.31 FEET NAVD88.

7. MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, TOPCON FC500 & FC6000 DATA COLLECTORS USING MAGNET SOFTWARE, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.

8. LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
   A) BOUNDARY SURVEY PREPARED BY: UPHAM INC. - DATED: DECEMBER 16, 2016 - FILE NSB-FEC-OUT
   B) FDOT RIGHT-OF-WAY MAP - SECTION 7901-276
   C) PLAT OF SEYMORE PIKETT GRANT - DATED: AUGUST 9, 1888

9. LIMITATIONS:
   A) ALL INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR PER TITLE COMMITMENT AS SHOWN HEREON. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

   B) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

   C) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY.

   D) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.

   E) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
      1) WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE, SEE AN ARBORIST.
      2) JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST / ENVIRONMENTALIST. AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
      3) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
      4) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER
      5) GEOTECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.

   F) AS-BUILT / RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
      1) WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTIONS SYSTEMS ARE SHOWN. THE LIMITS OF THIS SURVEY INCLUDE VISIBLE STRUCTURES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY OTHERS.
      2) WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY.
      3) THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.

   G) TOPOGRAPHIC SURVEY:
      1) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
      2) OFF-SITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENT'S AGENT, BEING AN ARCHITECT OR ENGINEER.

   H.) "AFFECT" AS USED HEREON REFERS TO AN ITEM BEING LOCATED ON OR INCLUDES THE SUBJECT PARCEL. "DOES NOT AFFECT" AS USED HEREON REFERS TO THE ITEM BEING LOCATED OFF THE SUBJECT PARCEL. ANY OTHER USE OF THE ABOVE TERMINOLOGY IS A MATTER OF LAW AND OUTSIDE THE EXPERTISE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
      1.) AFFECTS THE PROPERTY AND IS DEPICTED ON THE SURVEY
      2.) AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE
      3.) DOES NOT AFFECT THE PROPERTY
      4.) IS NOT A SURVEY MATTER
      5.) DOCUMENTATION NOT PROVIDED TO SURVEYOR

CHICAGO TITLE INSURANCE COMPANY:

COMMITMENT No. 10201137 COMMITMENT DATE: JANUARY 18, 2022 @ 8:00 AM

EXCEPTIONS OF SCHEDULE B - SECTION 2

ITEM #	GENERAL DESCRIPTION	RECORD DOCUMENT PROVIDED	COMMENTS (SEE LIMITATIONS NOTE "H")
1-5	STANDARD EXCEPTIONS	--	INTENTIONALLY OMITTED (H-4)
6	ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED JULY 28, 2015	ORB 7143, PG 4645	INCLUDES SUBJECT PROPERTY (H-2) ENCOMPASSES SUBJECT PROPERTY PARCEL 125.2 WITHIN THIS DOCUMENT IS ONE IN THE SAME AS SUBJECT PROPERTY
7	RIGHT OF TENANTS	--	INTENTIONALLY OMITTED (H-4)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL E. AWAD, PSM ON THE DATE AND TIME STAMP, AS SHOWN HEREON. USING AN ELECTRONIC SIGNATURE. THIS ELECTRONIC SIGNATURE AND SEAL ARE IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.062 (3) EFFECTIVE DATE: JULY 15, 2018.

AN ELECTRONIC SIGNATURE IS A DIGITAL AUTHENTICATION PROCESS ATTACHED TO OR LOGICALLY ASSOCIATED WITH AN ELECTRONIC DOCUMENT AND SHALL CARRY THE SAME WEIGHT, AUTHORITY AND EFFECT AS AN ORIGINAL SIGNATURE AND SEAL. THE ELECTRONIC SIGNATURE, WHICH CAN BE GENERATED BY USING EITHER PUBLIC KEY INFRASTRUCTURE OR SIGNATURE DYNAMICS TECHNOLOGY, MUST BE AS FOLLOWS:
(A) UNIQUE TO THE PERSON USING IT
(B) CAPABLE OF VERIFICATION
(C) UNDER THE SOLE CONTROL OF THE PERSON USING IT
(D) LINKED TO A DOCUMENT IN SUCH MANNER THAT THE ELECTRONIC SIGNATURE IS INVALIDATED IF ANY DATA IN THE DOCUMENT IS CHANGED.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION:

CERTIFIED FOR THE EXCLUSIVE USE OF AS FOLLOWS:

MICHAEL GRINDSTAFF
CHICAGO TITLE INSURANCE COMPANY

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2018, AS PURSUANT TO SECTIONS 5J-17.051 AND SJ-17.052, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 03/11/2022

THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; FLORIDA ADMINISTRATIVE CODE 5J-17.062

BY:_____ DATE: 03/16/2022
MICHAEL E. AWAD, PSM No. 5574

FOR REVIEW

UPHAM INC
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

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SEE CERTIFICATION FOR SURVEYOR SIGNATURE

SURVEY REPORT

THIS REPORT IS NEITHER FULL NOR COMPLETE WITHOUT THE MAP

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY
MAP SUBJECT: PARCEL ID: 7444-03-13-0011
ADDRESS: FEC RR NEW SMYRNA BEACH, FLORIDA

LOCATION No:	17-34-44
PROJECT No:	220110
FIELD WORK BY:	JGP, KDS
DATE:	03/11/2022
OFFICE WORK BY:	JAE
DATE:	03/16/2022
FIELD BOOK & PG:	FEC-NSB
SCALE:	AS SHOWN

SHEET NUMBER:

SU-5

I-1- LIGHT INDUSTRIAL DISTRICT

Intent:

This district is intended for light manufacturing, assembly, processing, raw materials, repairing, research, storage, wholesaling and distribution, retail associated with a principal manufacturing use, and closely related light industrial uses, in which all operations, other than transportation, are performed entirely within enclosed buildings, and are not obnoxious because of dirt, smoke, odor, vibration, radio-activity, or explosive capability. Light manufacturing and light industrial uses are compatible one to another and industrially compatible with nearby residential districts.
Ord. #82-07

Permitted Uses:

Adult entertainment establishment (subject to restrictions herein)

Animal Hospitals, Kennels, provided that no hospitals, structures, pens or kennels are located closer than fifty (50) feet to any residential property line.

Automobile Leasing and Rentals **Ord. #72-93**
Automobile Repair (indoors only) Banks or
Related Banking Facilities Boat Building,
Repair and Sales
Building Material Sales for Buildings and Yards Cabinet,
Woodworking Shops
Ceramic Shops
Cold Storage and Freezer Locker Plants
Contractor and Construction Offices and Equipment Storage Farm
Machinery Sales and Services
Food and Beverage Processing and Distribution, except the slaughter of animals Heating,
Air-Conditioning, Plumbing Equipment
Hydroponic Gardening
Industry, Light Machine
Shops
Medical or Dental Laboratories
Mobile Homes for Security and/or Office Purposes Municipal or
Governmental Buildings
Paint and Body Shops

Printing, Photo Engraving, Photostating, Blueprinting, Bookbinding, and Publishing Establishments

Professional Offices Recycling
Centers
Retail sales (subject to restrictions herein) **Ord. #105-07**
Retail Sales of Portable Lawn Buildings Service
Station, Type "C"
Sheet Metal Shops Upholstery
Shops
Warehousing and Storage Facilities Welding Shops

Adult Entertainment Establishment Restrictions:

In addition, said use shall be subject to the restrictions imposed on adult entertainment establishments in Article IX of the LDR. **[Revised 6-1-06]**

Retail Sales Restrictions:

In addition, said use shall be limited to a maximum floor area of 40,000 square feet per tenant. Furthermore, the amendment allowing retail sales as a permitted use shall stand repealed on December 31, 2008 unless reviewed and saved from repeal through reenactment by the City Commission. Upon automatic repeal by this provision, retail sales shall no longer be permitted except as accessory uses as described below. Places of business that are used for the purpose of retail sales shall be allowed to continue said use as a non-conforming use subject to the conditions that the non-conforming use is not discontinued and a city business tax receipt for the non-conforming use is continuously maintained. In the event that the non-conforming use shall be discontinued for a period of more than six months or the non-conforming use shall fail to maintain a city business tax receipt, the non-conforming use as a place of business that is used for the purpose of retail sales shall be automatically terminated upon the happening of either event and the non-conforming use shall no longer be allowed as a permitted non-conforming use.

Ord. #105-07

Accessory Uses:

Any accessory use customarily incidental to a permitted use.
Retail sales, provided the retail sales area does not occupy more than 15% of the building footprint, and the retail sales area is used to display products manufactured wholly, or in part, on the site.

Ord. #82-07

Special Exceptions:

One attached dwelling is allowed for each principal commercial use when attached by common walls or floors as part of the principal commercial use structure, subject to the following:

(a) off-street parking shall be provided in accordance with parking requirements for apartments as required in this LDR.
(b) minimum floor area shall be four-hundred fifty (450) square feet of livable area for a one (1) bedroom unit; five-hundred fifty (550) square feet of livable area for a two (2) bedroom unit; and seven-hundred (700) square feet of livable area for a three (3) bedroom unit;
(c) other conditions may be required as the City Commission deems necessary.

Ord. #59-10

Recreational vehicles and boat storage, provided:
(a) Such areas shall be secured and screened a six-foot fence or barrier
(b) no other use shall be permitted with the facility
(c) a landscaped buffer area shall be required at property lines as follows:
(1) All front property lines;

(2) Alongside or rear lot lines abutting residentially zoned lots except the buffer shall be 25 feet wide; and
(3) Alongside and rear lot lines not abutting residentially zoned lots, the buffer shall be seven feet wide.

Ord. #52-16

Prohibited Uses:

Ord. #82-07

Home improvement stores
Retail uses not associated with on-site manufacturing

Dimensional Requirements:

Minimum Lot Size:

Area	None	
Depth	None	
Width		75 feet

Minimum Yard Size:

Front yard:	25 feet or as required per Section 504.01M. of this LDR
Side yard:	10 feet, except where the lot abuts a residentially zoned lot. In such instance, the abutting side yard shall be twenty-five (25) feet. **Ord. #13-00**
Rear yard:	15 feet, except where the lot abuts a residentially zoned lot. In such instance, the abutting rear yard shall be twenty-five feet.
Reduction of side to a and Rear Yard Requirements:	A five (5) foot side or rear yard is required adjacent railroad right-of-way, provided the site plan shows sufficient access for fire protection. **[Revised 3-27-00]**

Maximum Principal Building Height:

50 feet: all structures over thirty-five (35) feet in height shall be set back from all yard requirements by one foot for each two feet over thirty-five (35) feet.

Maximum Building Coverage:

On any lot the total area covered with buildings including accessory buildings shall not exceed fifty (50) percent of the total lot area.

Maximum Impervious Lot Coverage:

The total area of the lot that may be covered with impervious material is 75 percent (75%).

Buffers:

Landscaped buffer area(s) as defined in this LDR shall be required at property lines as follows:

(1) all front property lines; and
(2) along side or rear lot line abutting a residentially zoned lot.

Visibility at Intersections:

Visibility at intersections shall be provided as required in this LDR.

Landscaping:

A landscaping plan is required as described in this LDR.

Outdoor Storage:

No outdoor storage of bulk items shall be allowed (except parking of commercial vehicles licensed to travel public streets, screened solid waste containers, and above ground storage containers).

Outdoor storage of all commercial vehicles shall be allowed provided no access is blocked and no required parking spaces are blocked.

Above ground tanks storage shall be allowed with a landscaped buffer meeting the requirements of this LDR.

Off-Street Parking and Loading:

Off-street parking and loading shall be provided as required in this LDR. Performance Standards: It is the intent of these regulations to prevent land or buildings, including those permitted by right or special exception, from being used or occupied, in any manner to as to create any dangerous, injurious, noxious or other hazardous condition; noise or vibration; smoke, dust or other form of air pollution; electrical or other disturbances; glare or heat; liquid or solid refuse or wastes; condition conducive to the breeding of rodents or insects; or other substance, condition or elements (all referred to herein as "Dangerous or Objectionable Elements") in a manner or amount as to adversely affect the surrounding area. Any use permitted under the Permitted Use section may be undertaken and maintained if it conforms to all district regulations including the regulations of this section referred to herein as "Performance Standards".

No site plan in this district shall be approved without a signed and sealed report from an appropriately qualified certified engineer stating that all performance standards will be met.

Specifically, all uses shall operate in conformance with the limitations set forth in each subsection below.

(1.) Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot line; nor shall any vibration produced exceed 0.0028g peak measured at or beyond the lot line using either seismic or electronic vibration measuring equipment.

(2.) Noise

Sound level measurements shall be made in accordance with Section 21-85, New Smyrna Beach LDR of Ordinances. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event, shall the sound pressure level of noise radiated continuously from a facility at nighttime exceed at the lot line the values given in Table I (set out hereafter) in any octave band of frequency. However, where the lot line adjoins or lies within twenty-five (25) feet of the boundary of a residence district, the sound pressure levels of noise radiated at night time shall not exceed at the lot line the values given in Table II (set out hereafter) in any octave band of frequency. In no event, shall noise emissions exceed the standards set forth in Chapter 21, New Smyrna Beach LDR of Ordinances.

TABLE I

Maximum permissible sound-pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.

Frequency Band Cycle dyne/		Sound Pressure Level per SecondDecibels re 0.0002
	20-75	69
over	75-150	60
over	150-300	56
over	300-600	51
over	600-1,200	42
over	1,200-2,400	40
over	2,400-4,800	38
over	4,800-10,000	35

If the noise is not smooth and continuous and is not radiated between the hours of 9 p.m. and

7 a.m., one or more of the corrections in Table III below shall be added to or subtracted from each of the decibel levels given in Table I.

TABLE II

Maximum permissible sound-pressure levels at a lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m., where the lot line adjoins or lies within twenty-five (25) feet of the boundary of a residence district.

Frequency Band Cycle		Sound Pressure Level per SecondDecibels re 0.0002 dyne/
	20-75	65
over	75-150	50
over	150-300	43
over	300-600	38
over	600-1,200	33
over	1,200-2,400	30
over	2,400-4,800	28
over	4,800-10,000	26

If the noise is not smooth and continuous and is not radiated between the hours of 9 p.m. and 7 a.m., one or more of the corrections in Table III below shall be added to or subtracted from each of the decibel levels given above in Table II.

TABLE III

Type of Operation in Character of Noises	Correction in Decibel
Daytime operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5*
Noise source operates less than 5% of any one-hour period	plus 10*
Noise source operates less than 1% of any one-hour period	plus 15*
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, speech, etc.)	minus 5

*Apply one of these corrections only.

(3.) Air Pollution

a. Visible Emissions. There shall not be discharged into the atmosphere, from any source, any air pollution in excess of the darkness limitations listed below. This shall include emissions of air pollutant of such opacity as to obscure an observer's view to a degree equal to, or greater than, do the visible emissions described below. In addition to the foregoing, visible emissions of any kind at ground level past the lot line of the property on which the source of the emissions is located are prohibited. The darkness and/or opacity limitations are as follows: No. 1 on the Ringelmann Chart at all times, except upon determination that the emission contains less than one tenth pound of dry gases, adjusted to twelve percent carbon dioxide or fifty percent excess air.

b. Materials Handling. No person shall cause or permit any material to be handled, transported, or stored in a manner which allows or may allow particulate matter to become airborne.

c. Particulate Matter. There shall not be discharged into the atmosphere any particulate matter in excess of the quantities shown below:

(1) From refuse-burning equipment, per one thousand pounds of dry gases, adjusted to twelve percent CO2 or fifty percent excess air, sixty-five hundredths pounds for capacities over two hundred pounds per hours. In any one hour period this shall not exceed two hundred fifty pounds. Refuse shall not be burned in fuel-burning equipment.

(2) From fuel-burning equipment, six tenths pound per million BTU input for installation using less than ten million BTU per hour total input. For installations using more than ten million BTU per hour total input, the allowable particulate emission, in pounds per million BTU is determined by multiplying 8.58 times the input, in BTU per hour, raised to the minus 0.165 power (E=8.58 1-165).

d. Threshold Values. There shall not be discharged into the atmosphere any contaminant for which threshold limit values are listed for working atmosphere by the American Conference of Governmental industrial Hygienists in such quantity that the concentration of the contaminant at ground level at any point beyond the boundary of the property shall, at any time, exceed the threshold limit.

(4.) Odors

Any condition of operation which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably

with the comfort of the public shall be removed, stopped or so modified as to remove the odor.

(5.) Electromagnetic Radiation

The following standard shall apply:

a. General

It shall be unlawful to operate or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, or any other use directly or indirectly associated with these present purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation except that for all governmental agencies and government owned plants; the regulations of the Interdepartment Radio Advisory Committee shall take precedence over the regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation. Further, said operation in compliance with the Federal Communications Commission or the interdepartmental Radio Advisory Committee regulations shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious reradiation, harmonic content, modulation or energy conducted by power or telephone lines. The determination of "abnormal degradation in performance" and "of quality and property design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and the Electronic Industries Association.

b. Electromagnetic Interference

For the purpose of these regulations, electromagnetic interference shall be defined as electromagnetic disturbances which are generated by the use of electrical equipment other than planned and intentional sources of electromagnetic receptors of quality and proper design. It shall be unlawful to operate, or to cause to be operated, any source of electromagnetic interference where the radiation or transmission from same violates the provisions of Section 4-8, Chapter 4, New Smyrna Beach LDR of Ordinances.

(6.) Fire and Explosion

All activities and storage of flammable and explosive materials at any location shall be provided with adequate safety and fire fighting devices in accordance with the Fire Prevention Code and other technical codes adopted by the City of New Smyrna Beach, State of Florida, and other appropriate governmental agencies.

(7.) Radioactive Materials

The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Atomic Energy Commission as set forth in the Title 10, Chapter One, Part 20, Standards for Protection Against Radiation, as amended, from time to time, and all applicable regulations of the State of Florida, and other appropriate governmental agencies.

(8.) Glare and Heat

No direct or sky-reflected glare, whether from floodlights, or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line, shall be permitted. There shall be no emission or transmission of heat or heated air so as to be discernible at the lot line and shall not exceed applicable governmental agency standards. In addition, all applicable requirements set forth in Chapter 4, New Smyrna Beach Code of Ordinances, shall also apply.

FUTURE LAND USE

INDUSTRIAL MIXED USE

Maximum allowed density:

Up to 40 dwelling units per acre

Up to 75 transient lodging units per acre

Maximum allowed Floor Area Ratio (FAR): 6.50

Maximum Allowable Percentage of uses for Development Using the Planned Unit Development format:

Retail: 65%

Office: 75%

Residential: 65%

Industrial: 65%

Intent: The purpose of this land use designation is to promote the sustainable development or redevelopment land near railways and/or major highways and in close proximity to the Canal Downtown Neighborhood, by providing maximum opportunity for innovative site planning for living, shopping, and working environments. Areas designated as Industrial Mixed Use are intended to accommodate a mix of light industrial/research, office, retail and medium to high density residential uses. Areas designated as Industrial Mixed Uses are required to develop using the planned unit development format.

Document prepared by:
Michael J. Grindstaff, Esq.
300 South Orange Ave., Suite 1600
Orlando, Florida 32801

Return recorded document to:
City of New Smyrna Beach Records Clerk
210 Sams Avenue
New Smyrna Beach, FL 32168

BLUE DOLPHIN BOAT AND RV STORAGE- PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT

The CITY OF NEW SMYRNA BEACH, FLORIDA, a Florida municipal corporation located in Volusia County, Florida ("City"), and FESTIVAL PROPERTIES, LLC, a Florida Corporation, the record title property owner ("Owner"), and BLUE DOLPHIN BOAT AND RV STORAGE, LLC, a Florida Limited Liability Company [TO BE FORMED] ("Developer"), hereby agree and covenant, and bind their heirs, successors, and assigns, as follows (the "Agreement"):

1. PROPERTY DESCRIPTION, OWNERSHIP AND OPERATION.

A. The property subject to this Agreement consists of approximately seven (7) acres of real property ("Property") and is described in **Exhibit "A",** attached hereto and by reference made a part hereof.

B. The Property is currently under the sole ownership of Owner, but is under contract for purchase by Developer.

C. The Property will be developed and operated as a Boat and Recreation Vehicle ("RV") storage facility consisting of approximately one hundred sixty (160) individual boat and RV storage stalls (a/k/a "spaces") and related amenities (collectively the "Project"). The Property will not have a formal office building located thereon and there will not be any full-time employees on the Property. The Property will be gated and the entry and exit operations shall be fully automated. There will be no on-premises store or facility for the sale of supplies or accessories.

2. EXHIBITS.

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

Exhibit "A": Property legal description and survey.

Exhibit "B": Conceptual Development Plan, rev. date ___, prepared by EVANS ENGINEERING, INC.

Exhibit "C": Architectural Elevations-- N/A.

Exhibit "D": Landscape & Sign Plan, rev. date _____, prepared by ZEVCOHEN & ASSOCIATES, INC.

Exhibit "E": Sign Plan –N/A.
.

Exhibit "F": Preliminary Plat—N/A.

3. DEVELOPMENT PLAN.

A. Developer has designated the Property as "BLUE DOLPHIN BOAT AND RV STORAGE".

B. The Property will be developed as a Boat and Recreational Vehicle ("RV") storage facility - Planned Unit Development (PUD) pursuant to the City's Land Development Regulations (LDRs). Development shall be controlled by the LDRs and the terms and provisions of this Agreement. In the event of a conflict between this Agreement and the LDRs or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDRs or other City ordinances shall control.

C. Development of the Property shall be consistent with **Exhibit "B"** ("Conceptual Development Plan"). Exhibit "B" generally depicts the planned layout of buildings, storage stalls (a/k/a "spaces"), parking areas, driveways, landscaping and other planned features or improvements to the Property.

D. SITE DEVELOPMENT CRITERIA. The following development criteria shall apply to the Property:

(1) Minimum lot size: N/A

(2) Maximum building height: 35ft

(3) Maximum individual building size: N/A.

(4) Minimum building separation: N/A

(5) Setbacks:

-Front (East) -10 ft
-Rear (West) -0 ft

-Sides (North and South)- 5ft

(See Paragraph G, below)

(6) FAR: N/A

(7) Maximum density: N/A

(8) Maximum building coverage: 50%

(9) Minimum open space: 25%

(10) Common open space: N/A

(11) Maximum impervious surface area; 75%

(12) Natural vegetation: 0%

(13) Off-street parking – 7 Spaces:

Standard -- 6 Spaces
Handicap -- 1 Space

(14) Off-street parking area minimum interior landscaping: 0 %

(15) Minimum interior landscaping: 0%

(16) Landscape buffers: front (eastern) 10 ft.; rear (western) 0 ft. sides (north and south) 5 ft. (see Paragraph E below and **Exhibit "D"** ("Landscape/Sign Plan"))

(17) Wetland buffer: N/A

E. LANDSCAPE BUFFER: The landscape buffers will be consistent with **Exhibit "B"** (Conceptual Development Plan) and **Exhibit "D"** (Landscape/Sign Plan). The landscape buffer along the front (eastern) property line shall be a minimum of ten feet (10'). In addition, the Developer will also endeavor to install additional landscaping within the adjacent FDOT Parcel along the front (eastern) property line to the extent reasonably practicable and duly permitted by the FDOT. The landscape buffer along the rear (western) property line (along the railroad) shall be a minimum of zero feet (0'). The landscape buffer along the sides (northern and southern) property lines shall be five feet (5').

F. SCREENING: The Developer shall install a six-foot (6') high PVC opaque fence (the "Fence") along the northern one thousand eight hundred fifty-one feet (1,851') of the front (eastern) property line. The Fence shall be at least ten (10') from the property line. The Developer shall also install a six-foot (6') high chain link fence with privacy slats

inserted within the chain link fence along the entire length of both sides (northern and southern), the entire length of the rear (western) property line (along the railroad) and the southern one thousand one hundred twenty-two feet (1,122') of the front (eastern) property line.

G. CANOPY COVERING: The Developer shall have the option to install canopies over some or all of the boat or RV storage stalls. If any canopies are installed such canopies shall be set back at least ten feet (10') from the front (eastern) property line, at least zero feet (0') from the western) property line (along the railroad) and at least five feet (5') from the northern and southern property lines. If any canopies are installed such canopies shall have open sides and will not be required to be sprinkled. Any such canopies shall be installed subject to and in compliance with all applicable codes and standards of the National Fire Protection Association ("NFPA"). Nothing in this Agreement is intended to require that any canopies are installed over any of the storage stalls.

H. SURFACE COVERING: The center drive isle shall be at least thirty feet (30') wide and shall be covered with an appropriate base and asphalt surface. The individual boat and RV storage stalls (a/k/a "spaces") shall be covered with an appropriate base and asphalt surface.

I. PHASING. The Property will be developed in a single phase and Developer will be responsible for ensuring that the Property will be serviced with public utilities and right-of-way access, and for providing an on-site detention/retention facility.

4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS.

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDRs and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the LDRs, and that Developer will be required to separately obtain a Concurrency Certificate or, where applicable, to enter into proportionate fair share agreement. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDRs.

5. PERMITTED USES.

The following uses are permitted within the Property as depicted on **Exhibit "B"** (Conceptual Development Plan), subject to compliance with the standards set forth in the LDRs for such uses, except to the extent specifically provided otherwise herein:

-Boat Storage,
-Recreational Vehicle ("RV") Storage
-Related amenities such as storage lockers, wash-down area and a closed-storage sewer holding-tank to be used by RVs as a dump station with off-site pick-up service.

6. INFRASTRUCTURE.

A. Stormwater retention and drainage facilities. An on-site stormwater retention facility will be constructed in conjunction with the development. The stormwater retention facility will be maintained at a level consistent with the standards of the St. Johns River Water Management District. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

B. Utilities and utility easements. All utilities will be installed underground and constructed to Utility Commission standards.

C. Access easements and right-of-way. Access easements and right-of-way will be as depicted on the Conceptual Development Plan.

7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.

A. The Property will be owned and operated as one single facility and there will not be a "Property Owners' Association" or any "Common Areas" within the Development.

8. ARCHITECTURAL AND DESIGN STANDARDS.

A. All structures constructed within the Property shall be developed in compliance with the requirements of this section, and with the applicable provisions of the LDRs relating to architectural standards where they do not conflict with the provisions of this section.

B. All of the following requirements shall be met within the Property:

(1) All structures shall be consistent with a common design and/or architectural theme. The theme shall be established by harmoniously coordinating the general appearance of al structures, including but not limited to: materials; colors; and design details and ornamentation.

(2) All structures shall complement one another and shall convey a sense of quality and permanence. Lower grade materials, such as unfinished concrete and pre-fabricated metal, shall be prohibited. Provided, however, storage lockers may be pre-fabricated off-site and installed on the Property.

(3) Corporate prototype design and materials shall be permitted provided they comply with the provisions of this section.

(4) Through the LDR site plan review process, the City reserves the right to review the proposed construction of all structures, to recommend the substitution or inclusion of colors, materials, architectural details, and ornamentation, and to require or prohibit the use of the same to ensure compliance with the requirements of this section.

(5) No vending machines shall be permitted on outside walkways or other outdoor pedestrian areas.

(6) The physical appearance of all parking lot lighting fixtures shall be consistent.

9. <u>ENVIRONMENTAL CONSIDERATIONS</u>.

Development of the Property shall comply with the LDR tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

No burning will be used to clear land.

10. <u>SIGNAGE</u>.

A. One pedestal sign shall be permitted as shown in **Exhibit "D"** ("Landscape/Sign Plan"). The pedestal of the monument shall be constructed of materials and colors that complement and coordinate the appearance of the Property. An alternate location for the pedestal sign will be allowed closer to U.S. Highway No.1 subject to consent and approval of the Florida Department of Transportation ("FDOT").

B. Two wall-signs, may be located and mounted upon the Fence as shown on Exhibit "D" ("Landscape/Sign Plan").

C. Directional signage will be allowed at the entrance and the exit of the Property as shown on **Exhibit "D"** (Landscape/Sign Plan) subject to the consent and approval of FDOT.

D. All signs may be lighted at the option of the Developer.

11. VARIANCES GRANTED. N/A.

12. EFFECTIVE DATE; COMPLETION SCHEDULE.

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, within twenty-four (24) months of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal.

C. Construction shall be substantially complete within three (3) years of the approval of this Agreement.

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

13. MINOR MODIFICATIONS.

A. The following may be administratively authorized as minor modifications to this Agreement:

(1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDRs, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Unit Development approval process;

(2) Modification that have no material effect on the character of the approved PUD district, the basic concept and terms of the PUD Master Development Agreement. These may include, but are not limited to, the following:

a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;

b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;

c) Minor changes in the location or configuration of structures, parking areas, landscaping, or other site features;

d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;

e) Increases of five percent (5%) or less in the total number of parking spaces.

(3) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;

b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;

c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and

d) Modifications that would unduly impact public utilities.

e) Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDRs.

f) Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply for an amendment to the Agreement.

g) Approved modifications shall be noted on the official plan documents.

14. AMENDMENTS.

A. Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning and Zoning Board. Requests for an amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDRs. Notice of public hearings shall be provided as if the application is one to rezone property.

15. VARIANCES.

This Agreement shall not be deemed to prohibit any owner of property within the planned development from seeking or obtaining one or more variances from the requirements of this Agreement pursuant to the LDRs. In addition to those entitled to notice pursuant to the LDRs, notice of any public hearing to consider a proposed variance shall be provided to all persons owning property within the planned development. No such variance shall be deemed to require formal amendment to this Agreement.

16. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED.

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

17. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Volusia County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

18. VENUE AND SEVERABILITY.

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Volusia County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

[Signature pages following]

Signed, sealed and delivered in the presence of:

THE CITY OF NEW SMYRNA BEACH, FLORIDA, a Florida municipal corporation

_____
Witness 1

_____
Print Name of Witness 1

By:_____
Russ Owens, Mayor

Attest:

_____
Witness 2

_____
Print Name of Witness 2

By:_____
Kelly McQuillen, City Clerk

Date:_____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of _____, 2022, by _____ and _____, Mayor and City Clerk, respectively, of The City of New Smyrna Beach, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

_____
Notary Public
Commission No:_____

Signed, sealed and delivered in the presence of:

OWNER:

FESTIVAL PROPERTIES, INC.
A Florida Corporation

_____
Witness 1

By:_____

_____
Print Name of Witness 1

Name: Dan Silvestri
Title: President

_____
Witness 2

Date:_____

_____
Print Name of Witness 2

[Corporate Seal]

Signed, sealed and delivered in the presence of:

DEVELOPER:

BLUE DOLPHIN BOAT AND RV STORAGE, LLC, a Florida Limited Liability Company

_____
Witness 1

_____
Print Name of Witness 1

By:_____

_____
Witness 2

Name: Michael J. Grindstaff
Title: Manager

_____
Print Name of Witness 2

Date: _____

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____ as _____ of_____, referred to in this agreement as "Owner." He or she is [_] personally known to me or [_] produced as identification and did not take an oath.

_____
Notary Public
Commission No._____

STATE OF_____
COUNTY OF_____

The foregoing instrument was acknowledged before me this ____ day of _____, 201_, by _____ as _____ of _____, referred to in this agreement as “Developer”. He/she is personally known to me and did not take an oath.

_____
Notary Public
Commission No:_____

Approved as to legal form:

By: _____
Carrie Avallone, City Attorney

[Exhibit pages attached:]

EXHIBIT A

Legal Description of the Property

EXHIBIT B

Conceptual Development Plan

EXHIBIT C

Architectural Elevations--NA

EXHIBIT D

Landscape & Sign Plan

EXHIBIT E

Sign Plan -- N/A

EXHIBIT F

Preliminary Plat – N/A

CONCEPTUAL DEVELOPMENT PLANS
FOR
BLUE DOLPHIN BOAT AND RV STORAGE

THE CITY OF NEW SMYRNA BEACH, FLORIDA

PARCEL ID NO.
744403130011

Sheet List Table	
Sheet Number	Sheet Title
C00.0	COVER SHEET
C01.0	SITE PLAN
C02.0	UTILITY, PAVING, GRADING, & DRAINAGE PLAN

UTILITY COMPANIES

WATER, WASTEWATER, & ELECTRIC
UTILTIES COMMISSION OF NEW SMYRNA BEACH
200 CANAL STREET
NEW SMYRNA BEACH, FLORIDA 32168
(386) 427-1361

PHONE, CABLE, & INTERNET
SPECTRUM
5509 SOUTH WILLIAMSON BOULEVARD
PORT ORANGE, FLORIDA 32128
(386) 951-1291

GAS
FLORIDA PUBLIC UTILITIES COMPANY
450 SOUTH HIGHWAY 17-92
DEBARY, FLORIDA 32713
(386) 668-2692

APPLICANT

MICHAEL J. GRINDSTAFF
300 SOUTH ORANGE AVENUE
SUITE 1600
ORLANDO, FLORIDA 32801
(407) 835-6927

OWNER

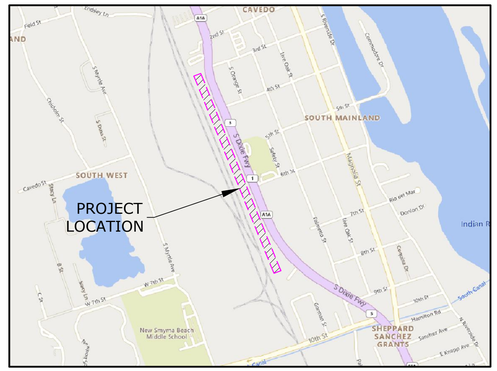
FESTIVAL PROPERTIES, INC
1215 GESSNER DRIVE
HOUSTON, TEXAS 77055

ENGINEER

EVANS ENGINEERING, INC.
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515

SURVEYOR

UPHAM, INC.
265 KENILWORTH AVENUE
ORMOND BEACH, FLORIDA 32174
(386) 672-9515



VICINITY MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION

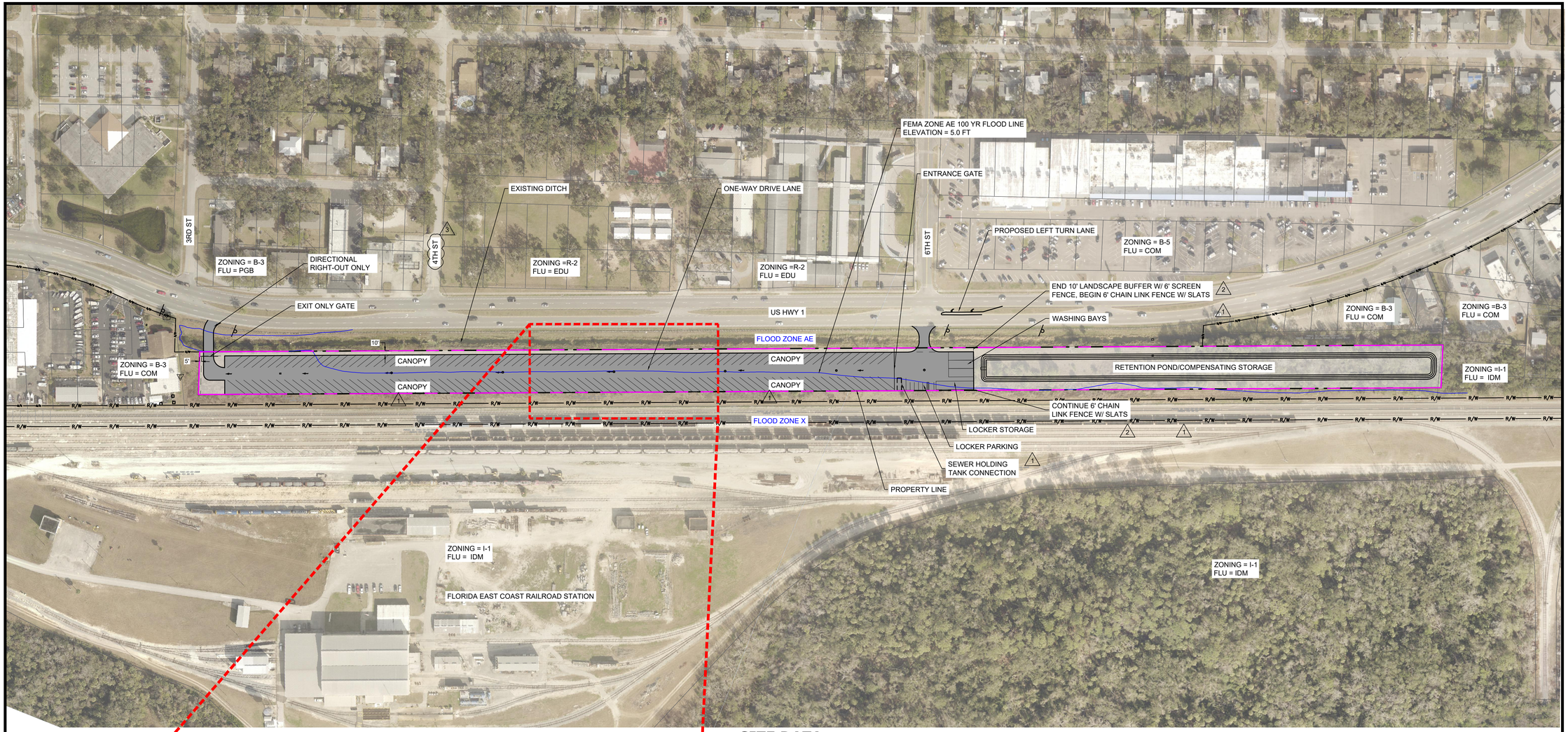
BEING A PORTION OF LOTS 1 THROUGH 29 AND 31, BLOCK "M", ALONG WITH A PORTION OF ADJACENT STREETS AND ALLEYS, F.E. LOVEJOY SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 43 ALSO BEING RECORDED IN MAP BOOK 21, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND A PORTION OF LOT 8, BLOCK 15, A PORTION OF LOTS 7 AND 8, BLOCK 16, A PORTION OF LOT 4, BLOCK 17, ALONG WITH A PORTION OF ADJACENT STREETS AND ALLEYS, A. W. BARRS PLAT AND SUBDIVISION OF SEYMOUR PICKETT GRANT, AS RECORDED IN MAP BOOK 1, PAGE 106, ALSO RECORDED IN MAP BOOK 17, PAGES 31 AND 32, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL LYING SOUTHERLY OF STATE ROAD 44 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAYMAP SECTION 79070-2516, SOUTHERLY OF LYTLE AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 79130-2517,LYING WESTERLY OF U.S. HIGHWAY NO. 1 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (S.R. NO. 5) SECTION 7901-276 AND EASTERLY FROM THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK AS DESCRIBED IN DEED BOOK 101, PAGE 254, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

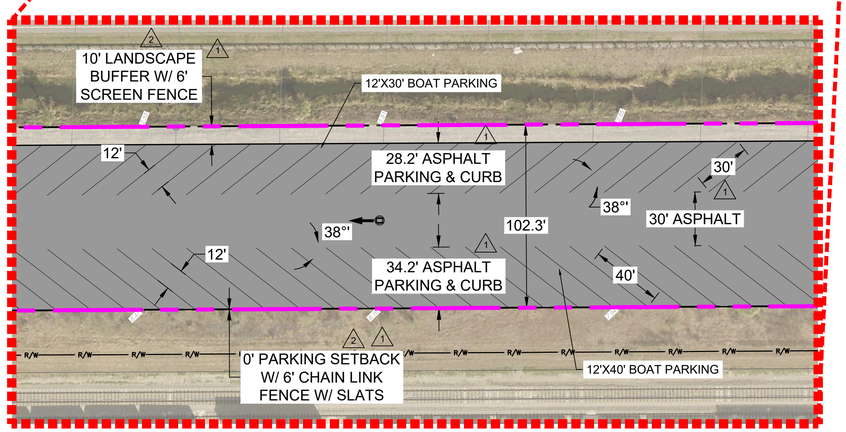
AS A REFERENCE POINT COMMENCE AT THE NORTHWEST CORNER OF LOT 30, BLOCK "M", F.E. LOVEJOY SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 43 ALSO BEING RECORDED IN MAP BOOK 21, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN THENCE SOUTH 22 DEGREES 04 MINUTES 16 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 30, FOR A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 29, BLOCK "M" OF SAID F.E. LOVEJOY SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 59 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 29, FOR A DISTANCE OF 102.39 FEET TO A POINT BEING 152.32 FEET EASTERLY FROM SAID CENTERLINE OF THE FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK; THENCE SOUTH 22 DEGREES 04 MINUTES 16 SECONDS EAST AND PARALLEL WITH SAID CENTERLINE FOR A DISTANCE OF 2975.41 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, BLOCK 15, A. W. BARRS PLAT AND SUBDIVISION OF THE SEYMOUR PICKETT GRANT, AS RECORDED IN MAP BOOK 1, PAGE 106, ALSO RECORDED IN MAP BOOK 17, PAGE 31 AND 32, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 70 DEGREES 43 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, FOR A DISTANCE OF 102.44 FEET; THENCE NORTH 22 DEGREES 04 MINUTES 16 SECONDS WEST AND PARALLEL WITH CENTERLINE OF SAID FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK FOR A DISTANCE OF 2974.10 FEET TO THE POINT OF BEGINNING.

sunshine state ONE CALL of Florida
Know what's below. Call before you dig. 811
Preventing damages to buried utilities by connecting excavators and utility members by internet
CALL THE SUNSHINE STATE ONE CALL
811 OR 1-800-432-4770
48 HOURS BEFORE DIGGING FOR THE LOCATION OF UNDERGROUND UTILITIES.

EVANS ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

J:\JOBS\12202 - NSB Boat and RV Storage\CAD\Conceptual Development Plan\12202 - COO.0 Cover.dwg (COO.0 COVER SHEET) Plotted on: Mar 22, 2022 - 11:23am by Taylor Ehmer





SITE DATA

1. TOTAL SITE AREA = 6.99 AC.
2. EXISTING ZONING = I-1
3. PROPOSED ZONING = PUD
4. EXISTING FUTURE LAND USE = IDM (INDUSTRIAL MIXED USE)
5. PROPOSED USE = OUTDOOR BOAT/RV STORAGE (3)
6. PROPOSED BUILDING SETBACKS (2)
   -FRONT(EAST) = 10' (CANOPY)
   -REAR(WEST) = 0' (CANOPY)
   -SIDE(NORTH & SOUTH) = 5' (CANOPY) (1)
7. LANDSCAPE BUFFERS:
   -FRONT(EAST) = 10'
   -REAR(WEST) = 0' (1)
   -SIDE(NORTH) = 5' (2) (1)
8. MAXIMUM IMPERVIOUS LOT COVERAGE = 5.24 AC (75.0%)
   PROPOSED IMPERVIOUS SURFACE AREA = 3.96 AC (56.7%)
9. MAXIMUM BUILDING COVERAGE = 3.50 AC (50.0%) (2)
   ACTUAL BUILDING COVERAGE = 2.30 AC (32.9%)
10. MAXIMUM BUILDING HEIGHT = 35 FT
11. THIS PROPERTY IS DESIGNATED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE" AREAS WITHIN THE BASE FLOOD ELEVATION DETERMINED PER FEMA FIRM PANEL 12127C0543J (SEPTEMBER 29, 2017)
12. PROJECT TO BE DEVELOPED IN ONE PHASE. (1)
13. RV & BOAT STORAGE MAY INCLUDE COVERED CANOPY AS SHOWN
14. GATES WILL HAVE EMERGENCY ACCESS VIA KNOX BOX OVERRIDE

GRAPHIC SCALE
120' 0 60' 120' 240'
FEET
1 Inch = 120 Ft.

BOAT/RV STORAGE PROVIDED

12'X30' = 80 SPACES
12'X40' = 80 SPACES

TOTAL PROVIDED = 160 SPACES

CUSTOMER PARKING PROVIDED

10'X20' STANDARD = 5 SPACES
12'X20' HANDICAP = 1 SPACES

TOTAL PROVIDED = 6 SPACES (1)

SITE AREA TABLE	
DESCRIPTION	AREA (AC.)
PAVEMENT (ON-SITE)	= 1.66 AC
CANOPY OVER PAVEMENT (ON-SITE)	= 2.30 AC
WETLAND (ON-SITE)	= 0.00 AC
POND NORMAL WATER LEVEL	= 0.85 AC
PERVIOUS/OPEN SPACE	= 2.20 AC (31.5%)
TOTAL AREA	= 6.99 AC

EVANS ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

BLUE DOLPHIN BOAT AND RV STORAGE

CONCEPTUAL DEVELOPMENT PLAN

NEW SMYRNA BEACH, FLORIDA

SITE PLAN

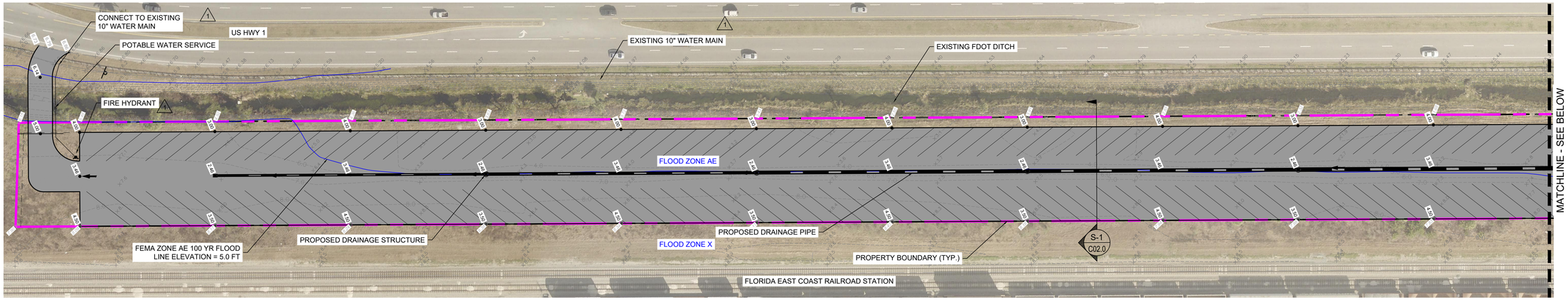
REVISIONS			
DATE	NO.	DETAIL	BY
08/24/2022	1	REV PER NSB COMMENTS	TLD
10/04/2022	2	REV PER NSB COMMENTS	TLD
10/26/2022	3	REV PER OC	TLD

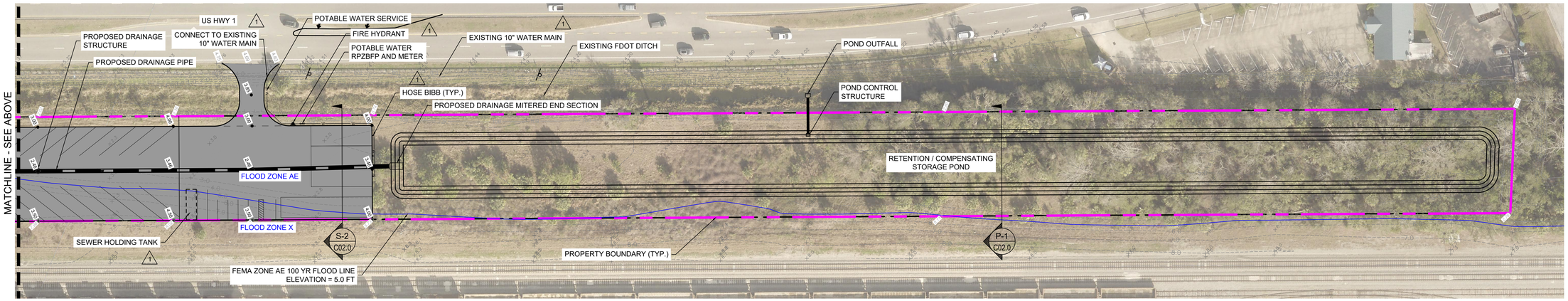
DRAWN BY: LAV	DATE: 3/21/2022
CHECKED BY: DLE	JOB #: 32202

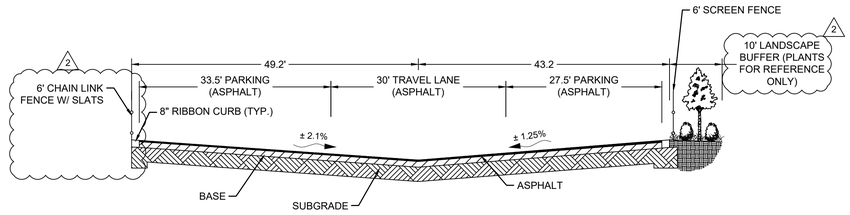
SHEET #: C01.0

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J:\JOBS\32202 - NSB Boat and RV Storage\CAD\Conceptual Development Plan\32202 - C01.0 Site Plan.dwg (C01.0 Site Plan) Plotted on: Oct 26, 2022 - 11:14am by Tyler Diemer

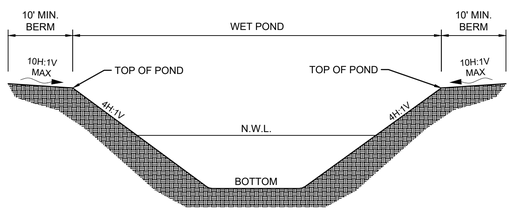






S-1 / C02.0 TYPICAL PARKING SECTION

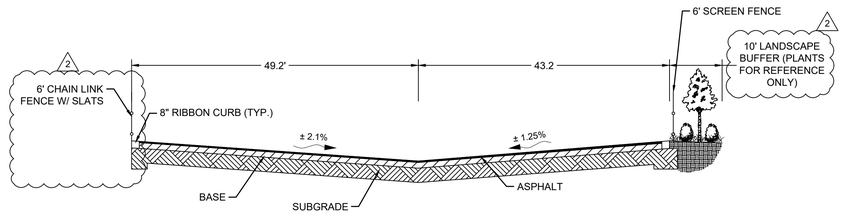
NOT TO SCALE



NOTE: POND BERMS AND SIDE SLOPES TO BE SODDED TO 2' BELOW THE NORMAL WATER LEVEL

P-1 / C02.0 TYPICAL POND SECTION

NOT TO SCALE



S-2 / C02.0 TYPICAL PARKING SECTION

NOT TO SCALE



NOTES

1. THE PROJECT SHALL BE SERVICED BY A STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF NEW SMYRNA BEACH CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM, AND GRADING PATTERNS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE THE FINAL CONSTRUCTION PLAN PROCESS AND PERMITTING.
3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL CONSTRUCTION PLAN PROCESS.
4. POTABLE WATER TO BE PROVIDED BY THE UTILITIES COMMISSION OF THE CITY OF NEW SMYRNA BEACH
5. ALL UTILITY LINES SHALL BE DESIGNED TO MEET APPLICABLE CITY OF NEW SMYRNA BEACH REQUIREMENTS.
6. UTILITY LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS BASED ON SIZING, MATERIAL, REQUIRED SPACING, CAPACITIES AND DESIGN CALCULATIONS.
7. ALL ON-SITE UTILITIES WILL BE PRIVATE.
8. ELEVATIONS BASED ON NAVD88 DATUM

NEEDED FIRE FLOW NOTES:

BLDGS #1 (1-STORY: 450 GROSS SF, TYPE III (200) - THE NEEDED FIRE FLOW IS 1,500 GPM PER TABLE 18.4.5.2.1 NFPA 1 (FFPC 7TH EDITION). PER NFPA 1, A 75% REDUCTION TO THE NEEDED FIRE FLOW IS ALLOWED IF THE BUILDING HAS AN AUTOMATIC SPRINKLER SYSTEM

EVANS ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

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BLUE DOLPHIN BOAT AND RV STORAGE

CONCEPTUAL DEVELOPMENT PLAN

NEW SMYRNA BEACH, FLORIDA

UTILITY, PAVING, GRADING, & DRAINAGE PLAN

REVISIONS			
DATE	NO.	DETAIL	BY
08/24/2022	1	REV PER NSB COMMENTS	TLD
10/04/2022	2	REV PER NSB COMMENTS	TLD

DRAWN BY: LAV	DATE: 3/21/2022
CHECKED BY: DLE	JOB #: 32202

SHEET #: C02.0

J:\JOBS\32202 - NSB Boat and RV Storage\CAD\Conceptual Development Plan\32202 - C02.0 PGD & Utility Plan.dwg | C02.0 UTILITY PGD PLAN | Plotted on: Oct 24, 2022 - 11:34am by Taylor Ellmer

Blue Dolphin
Boat & RV Storage

A PROPOSED WALL SIGN DETAIL
N.T.S. DETAIL-FILE

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL DESCRIPTION	QTY	DETAIL
F-201	DECORATIVE FENCE - PRODUCT: FENCE PANELS STYLE: ALLEGHENY VINYL FENCE PANELS SIZE: 6` COLOR: TO BE SPECIFIED BY OWNER PATTERN: SIMULATED STONE MANUFACTURER/CONTACT: HOOVER FENCE CO. PHONE: 1-800-355-2335	1,817 LF	1/LA4

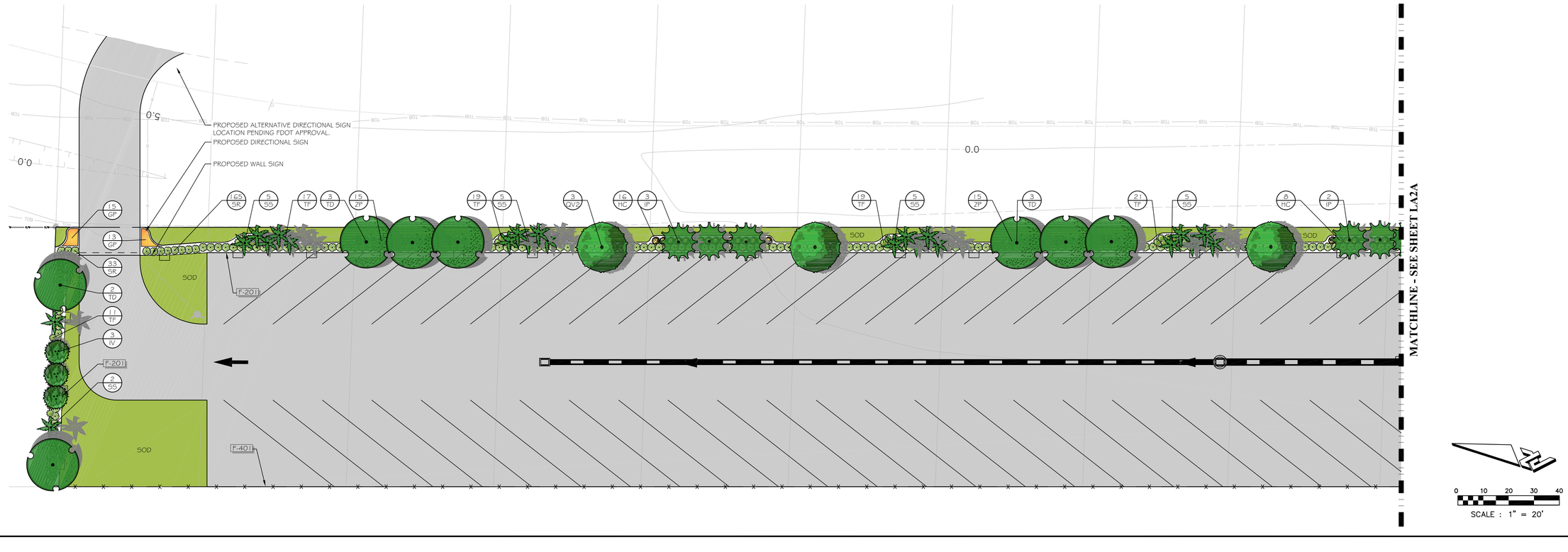
SYMBOL	CHAIN LINK DESCRIPTION	QTY	DETAIL
F-401	CHAINLINK FENCE PRODUCT: PVC CHAINLINK STYLE: PVC CHAINLINK OPTIONAL PRIVACY SCREEN SIZE: 6` COLOR: FOREST GREEN OR BLACK MANUFACTURER/CONTACT: AAA FENCE PHONE: (386) 253-4212	1,661 LF	2/LA4

MINIMUM ON SITE TREES

SITE ACREAGE	7
MINIMUM TREES REQUIRED ON SITE CALCULATION: 304,920 S.F. / 2500 S.F. = 121.9	122
EXISTING TREES TO BE PRESERVED	0
NUMBER OF TREES PROVIDED ON LANDSCAPE PLAN	122
TOTAL NUMBER OF TREES EXISTING PLUS PROVIDED	122

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
IV	6	ILEX VOMITORIA	YAUPON HOLLY	2.5" CAL.	45 GAL.		
IP	18	ILEX VOMITORIA `PENDULA`	WEEPING YAUPON HOLLY	2.5" CAL.	45 GAL.		
QV2	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5" CAL.	30 GAL.		
TD	22	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	30 GAL.		
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**		**REMARKS**
SS	64	SABAL PALMETTO	CABBAGE PALM	VARY C.T. HT. 8`-16`			
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
HC	92	HAMELIA PATENS `COMPACTA`	DWARF FIREBUSH	24" HT. X 24" SP.	3 GAL.	36" o.c.	
SR	647	SERENOA REPENS	SAW PALMETTO	24" HT. X 18" SP.	3 GAL.	36" o.c.	
ZP	117	ZAMIA PUMILA (ZAMIA FLORIDANA)	COONTIE	15" HT. X 18" SP.	3 GAL.	36" o.c.	FULL
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
TF	266	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	18-24" HT. X 18-24" SP.	3 GAL.	36" o.c.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
GP	131	GAILLARDIA PULCHELLA	BLANKET FLOWER	---	4" POT	18" o.c.	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
PN	72,509 SF	PASPALUM NOTATUM `ARGENTINE`	BAHIA GRASS	---			



0 10 20 30 40
SCALE : 1" = 20'

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
DEBARY, FLORIDA 32713
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
(LC-42) (EB 4016)

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	10-28-22	JES	REVISED PAGE NUMBER

BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

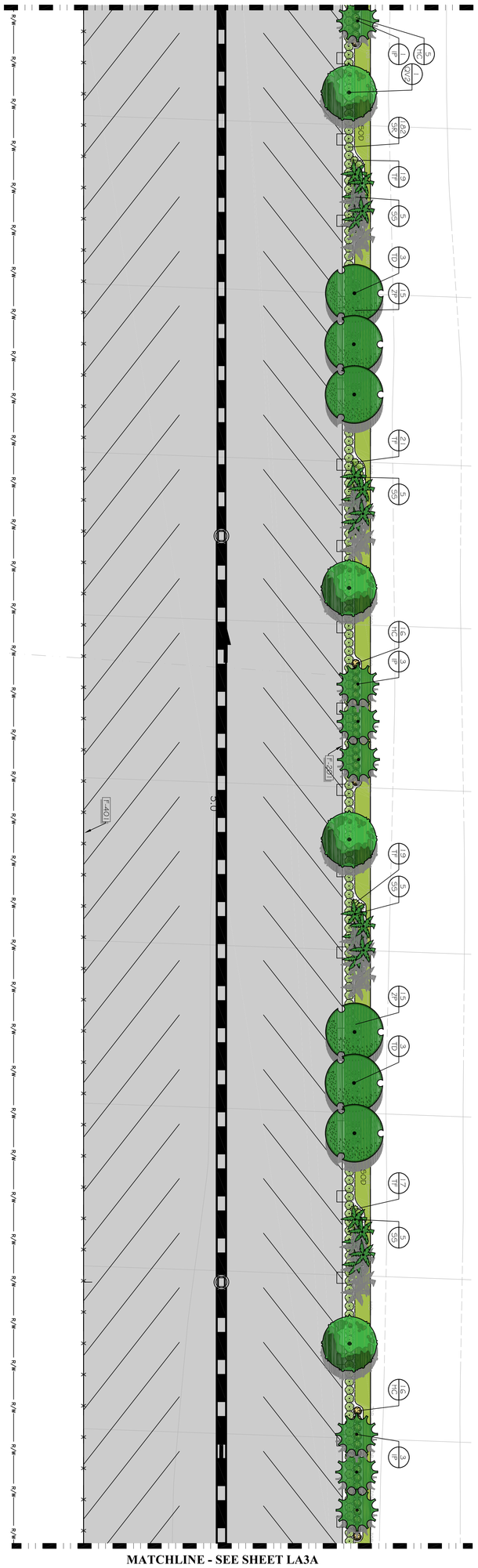
CITY OF NEW SMYRNA BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 22245
DESIGNED BY: JES
DRAFTED BY: SG
CHECKED BY: XX
DRAWING FILE: 22247 LA COLOR
XREF'S: 22245BAS.DWG
XREF'S: XXXXX.DWG

JAKE E. STEHR, R.L.A. *6667462
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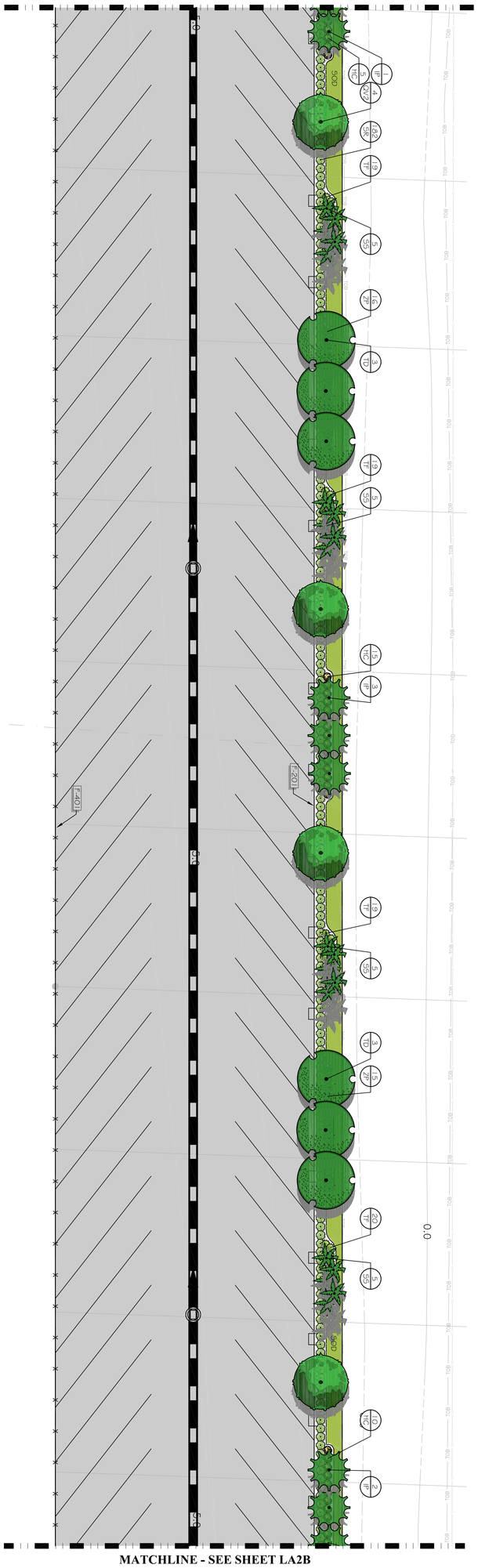
SHEET: LA1 OF 5

MATCHLINE - SEE SHEET LA2B



MATCHLINE - SEE SHEET LA3A

MATCHLINE - SEE SHEET LA2A



MATCHLINE - SEE SHEET LA2B

SCALE : 1" = 20'

0 10 20 30 40

BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

CITY OF NEW SMYRNA BEACH COLUSIA COUNTY, FLORIDA

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1	10-28-22	JES	REVISED PAGE NUMBER

PROJECT NO: ZC 22245

DESIGNED BY: JES

DRAFTED BY: SG

CHECKED BY: XX

DRAWING FILE: 22247-LA COLOR

XREFS: XXXXX.DWG

JANE E. STAIR, R.L.A. "ARCHIVE" NOT VALID WITHOUT SEAL

SHEET: LA2 OF 5

CIVIL ENGINEERING
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TRANSPORTATION

(EB 4516) (LC 62)

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

PROPOSED ALTERNATIVE DIRECTIONAL SIGN LOCATION
PENDING FDOT APPROVAL

PROPOSED DIRECTIONAL SIGN

PROPOSED ALTERNATIVE GROUND SIGN LOCATION
PENDING FDOT APPROVAL

PROPOSED GROUND SIGN LOCATION

PROPOSED WALL SIGN

SOD TWO CONTOURS
BELOW N.W.L.

MATCHLINE - SEE SHEET LA3B

MATCHLINE - SEE SHEET LA4A

SCALE : 1" = 20'

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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(EB 4016)

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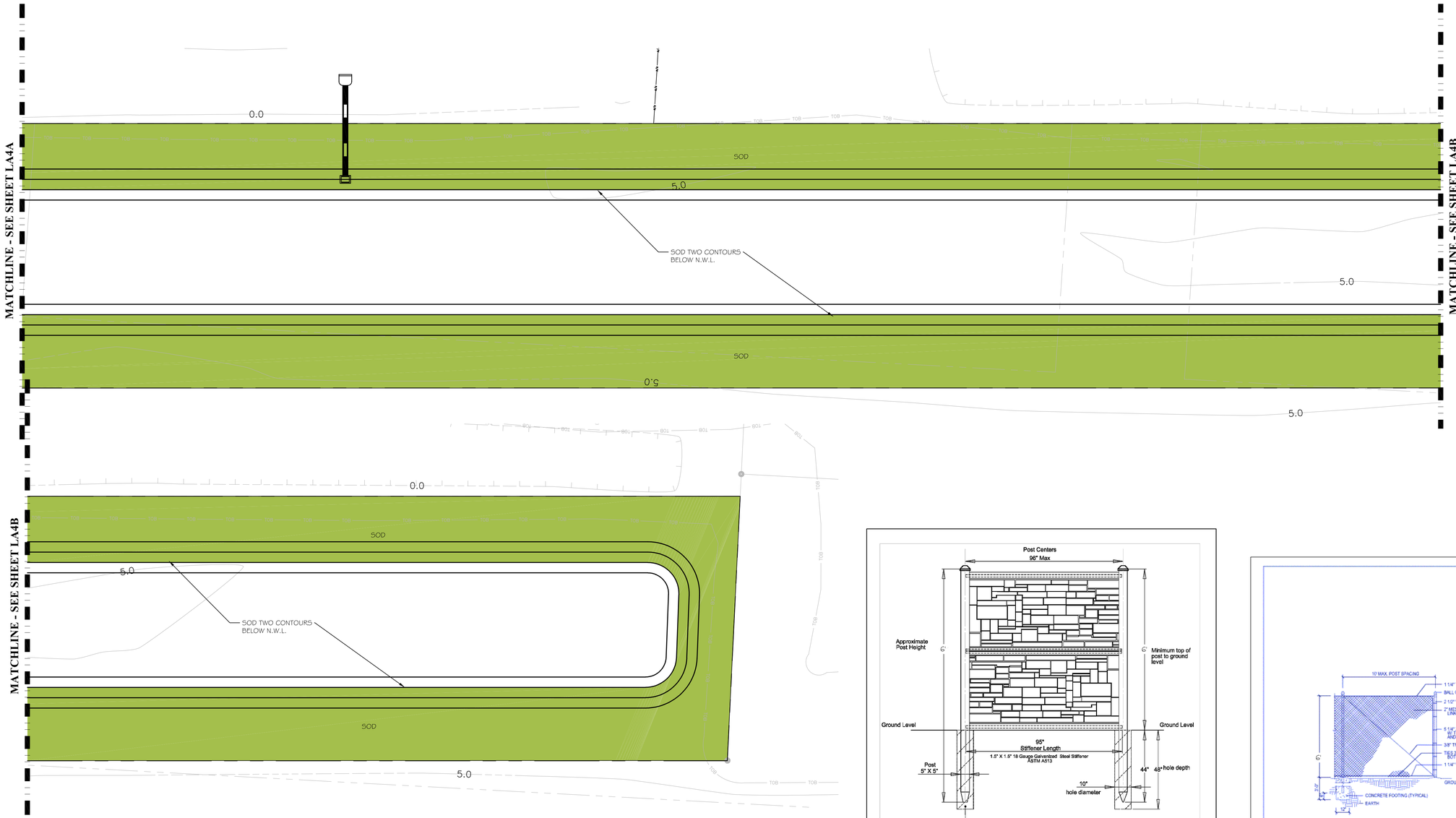
BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

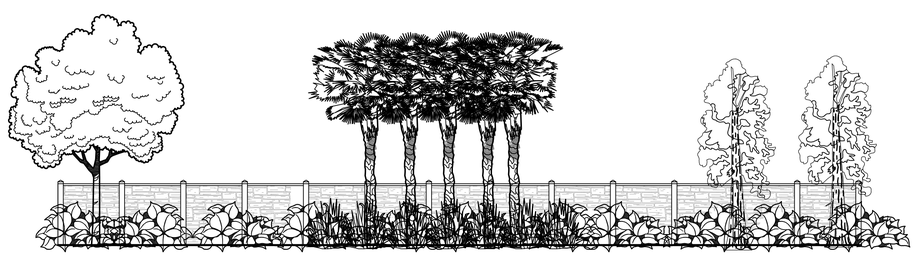
CITY OF NEW SMYRNA BEACH
COLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 22245
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XREF'S: 22245BAS.DWG
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SHEET: LA3 OF 5



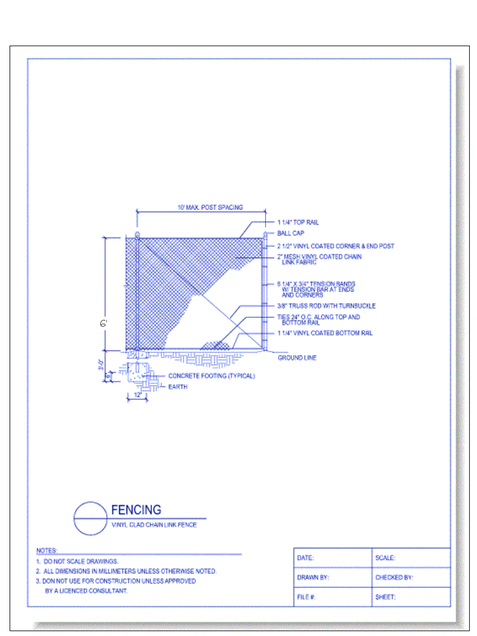


A TYPICAL 100' ELEVATION

N.T.S. DETAIL-FILE

1 6' VINYL FENCE

N.T.S. DETAIL-FILE



2 6' VINYL CLAD CHAIN LINK FENCE

N.T.S. DETAIL-FILE

0 10 20 30 40

SCALE : 1" = 20'

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BLUE DOLPHIN BOAT & RV STORAGE
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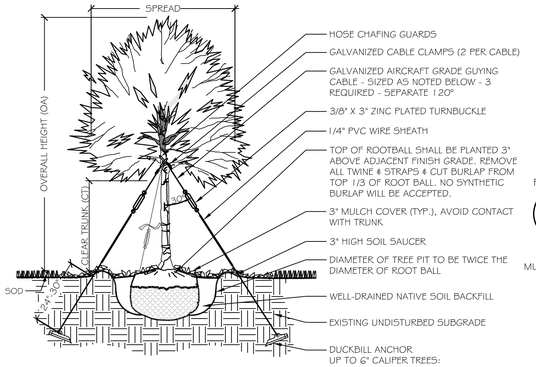
CITY OF NEW SMYRNA BEACH
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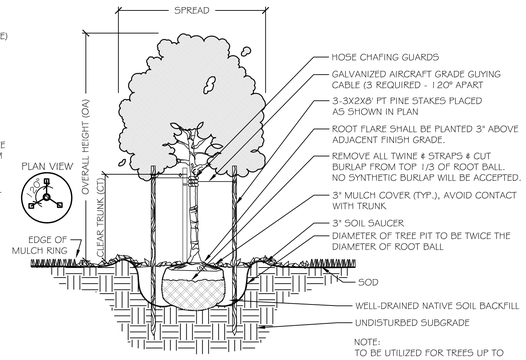
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SHEET: LA4 OF 5



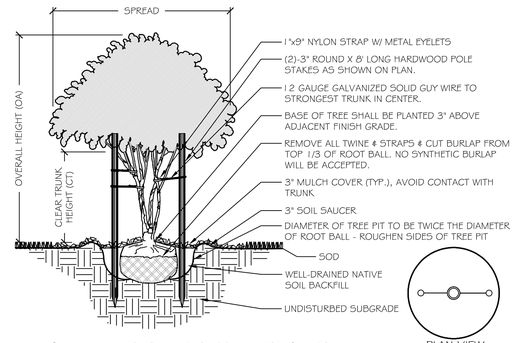
1 LARGE TREE PLANTING DETAIL

N.T.S. P-LA-TRE1-01



2 SMALL TREE PLANTING DETAIL

N.T.S. P-LA-TRE1-03



3 SMALL MULTI-TRUNK TREE PLANTING DETAIL

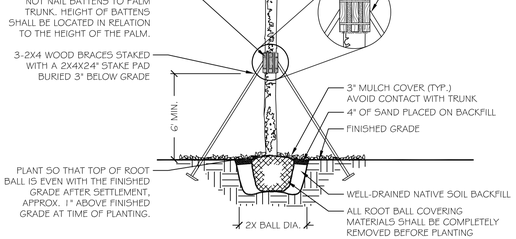
N.T.S. P-LA-TRE1-04

LANDSCAPE SPECIFICATIONS

1. FLORIDA #1: ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS', PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. EXISTING PLANTS: IF EXISTING LANDSCAPING INTERFERES WITH PROPOSED PLANTINGS SHOWN ON PLAN, THE EXISTING LANDSCAPING IS TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS, UNLESS OTHERWISE INDICATED. IF THE EXISTING VEGETATION IS INTENDED TO REMAIN, THE PROPOSED LANDSCAPING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ITS INTENDED LOCATION.
3. MULCH: ALL PLANTING BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" PINE BARK MULCH, GRADE 'B' OR APPROVED EQUAL. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING. ALL PALMS NOT IN BEDS SHALL HAVE A 3' DIAMETER MULCH RING UNLESS OTHERWISE NOTED ON PLANS.
4. SOD: SOD SHALL BE ARGENTINE BAHIA SOD. CONTRACTOR TO SOD ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SOD IS FREE OF WEEDS & INSECTS UPON INSTALLATION AND FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE NO GAPS BETWEEN SOD. SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. QUANTITIES: IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND THE QUANTITIES OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.
6. UNFORESEEN CONFLICTS: CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNFORESEEN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. SUBSTITUTIONS: NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION SHALL BE PERMITTED WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
8. CONTAINERS: IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
9. PLANTING SOIL: CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROPER SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL. ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.8 AND 7.5, BE ORGANIC IN NATURE, AND BE FREE OF ROCKS AND DEBRIS.
10. TOPSOIL: TOPSOIL MATERIAL SHALL BE FREE FROM ALL HARD CLODS, WEEDS, STONES OVER 1" IN DIAMETER, CLAY, HARD PAN, NOXIOUS OR OTHER UNDESIRABLE PLANTS, SOD, INSECTS, SEEDS, OR MATERIAL WHICH MAY BE HARMFUL FOR GROWTH.
11. WEEDS: IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY WEEDS FROM PLANTING AND SOD AREAS PRIOR TO THE INSTALLATION OF PROPOSED PLANT MATERIAL AND MULCH COVER. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS AND SOD FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.
12. GRADING: UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RE-GRADING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
13. STAKING: ALL TREES AND PALMS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERS TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED STAKING DETAILS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR GUY ANY TREES & PALMS ON SITE, AT THEIR OWN EXPENSE.
14. BED LINES: CONTRACTOR TO ENSURE CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE PARALLEL TO ADJACENT STRUCTURES UNLESS DESIGNED OTHERWISE.
15. FERTILIZER: OSMOCOTE SLOW RELEASE FERTILIZER OR EQUIVALENT SHALL BE APPLIED TO ALL TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS AT THE RATE OF THREE (3) TABLESPOONS PER 2 S.F. OF PLANTING AREA.
16. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY SHALL A CONFLICT ARISE. CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE/SOD AREAS TO PROPERLY DRAIN AWAY FROM BUILDINGS/STRUCTURES.
17. SPECIFICATIONS: THE LANDSCAPE ARCHITECT SHALL BE PERMITTED THE RIGHT DURING INSTALLATION, TO REJECT ANY AND ALL PLANT MATERIAL AND WORKMANSHIP WHICH IN HIS OR HER OPINION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
18. NATURAL AREAS: NATURALLY PRESERVED VEGETATED AREAS SHALL BE CLEANED UP, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ANY DEBRIS OR WEEDS AND PRUNING OF DEAD OR YELLOW BRANCHES AND PALM FRONDS. MULCH EDGE OF NATURAL AREA 5' FEET.
19. CLEARANCE PRUNING: ANY TREE PRUNING OF LOWER LIMBS AND CANOPY OF CONSERVED AND PROTECTED TREES THAT ARE GROWING OVER SIDEWALK, ROADWAY AND/OR ON-SITE CONSTRUCTION ACTIVITIES SHALL BE OVERSEEN AND/OR CONDUCTED BY AN I.S.A CERTIFIED ARBORIST TO ENSURE PROPER REDUCTION CUTS AND PRUNING IS CONDUCTED TO MAINTAIN THE STRUCTURAL INTEGRITY AND HEALTH OF THE TREE. TREES SHALL BE PRUNED TO ADHERE TO A MINIMUM OF EIGHT FEET (8) CLEARANCE OVER SIDEWALKS (PEDESTRIAN ACTIVITIES) AND SIXTEEN FEET (16) CLEARANCE OVER PARKING AREAS/ROADWAYS.
20. WILDLIFE NOTIFICATION: THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT WHO SHALL PROPOSE PLANT SUBSTITUTIONS UPON WRITTEN NOTIFICATION OF NUISANCE ANIMAL EXISTENCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE ANY/ALL INSTALLED PLANT MATERIAL DESTROYED/DAMAGED BY WILDLIFE WITHIN THE MAINTENANCE PERIOD.
21. TURNOVER: CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR A TURNOVER DATE TO INCLUDE A WALK-THROUGH AND ACCEPTANCE OF WORK BY THE LANDSCAPE ARCHITECT OR OWNER. ANY WORK DEEMED UNACCEPTABLE SHALL BE CORRECTED IMMEDIATELY AND RE-INSPECTED AS SCHEDULED.
22. MAINTENANCE: CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER FINAL WRITTEN ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, MOWING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.
23. GUARANTEE: CONTRACTOR SHALL GUARANTEE AND REPLACE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE FOR WORK FOUND ACCEPTABLE. ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF WARRANTY ONCE APPROVED. ANY SICK OR DEAD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR THE LOSS OF ANY PLANT MATERIAL CAUSED BY FLOODING, FIRE, ABNORMAL FREEZING TEMPERATURES, WINDS OVER 50 MPH, LIGHTNING, ANY OTHER NATURAL DISASTER, OR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
24. CALL BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY SUNSHINE 811 AND HAVE UTILITIES LOCATED, PRIOR TO DIGGING, BY CALLING 811. CONTRACTOR SHALL NOT PLANT TREES WITHIN 3' OF AN UNDERGROUND UTILITY, EITHER AS LOCATED OR AS SHOWN ON THE PLAN, WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM OWNER'S REPRESENTATIVE.
25. RECORD DRAWINGS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT 'REDLINED' MARK-UPS OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THESE AS-BUILT 'REDLINES' SHALL BE REPRESENTED ON ZEV COHEN & ASSOCIATES, INC. PLAN SHEETS AND PROVIDED TO THE LANDSCAPE ARCHITECT.

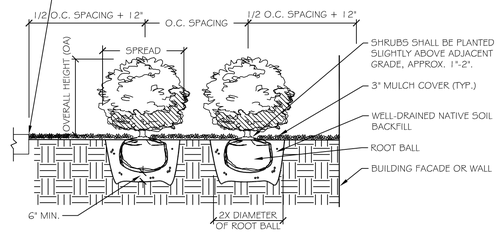
IRRIGATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 'REDLINED' MARK-UPS OF THE IRRIGATION IMPROVEMENTS AND PROVIDE TO THE LANDSCAPE ARCHITECT.
2. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS. IRRIGATION PLAN SHALL BE PROVIDED UPON SUBSTANTIAL SITE PLAN APPROVAL.
3. AMEND EXISTING AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL NEW PLANTINGS.



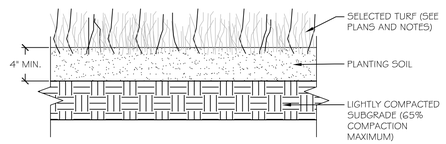
4 PALM PLANTING DETAIL

N.T.S. P-LA-PAL-PALM-01



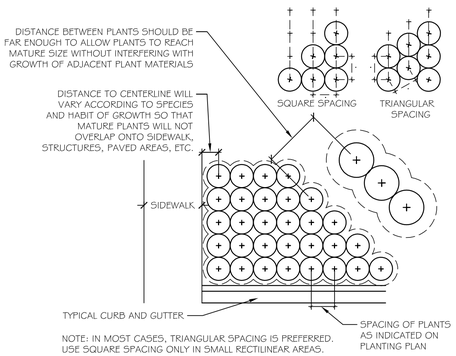
5 SHRUB PLANTING DETAIL

N.T.S. P-LA-SHR-SHRU-02



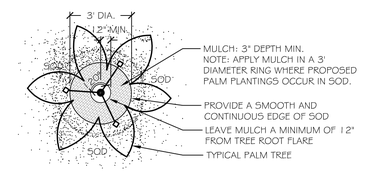
6 TURF PLANTING DETAIL

N.T.S. P-LA-SOD-01



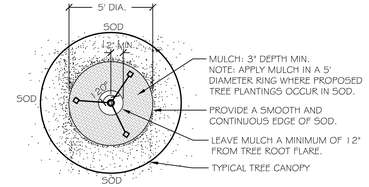
7 PLANT SPACING DETAIL

N.T.S. P-LA-SHR-PLAN-01



8 PALM MULCHING DETAIL IN SOD AREAS

N.T.S. P-LA-MUL-PALM-01



9 TREE MULCHING DETAIL IN SOD AREAS

N.T.S. P-LA-MUL-TREE-01

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORLANDO, FLORIDA 32821
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
(LC-42)
(EB 6916)

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	10-28-22	JES	REVISED PAGE NUMBER

BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

COLUSIA COUNTY, FLORIDA
CITY OF NEW SMYRNA BEACH

PROJECT NO: ZC 22245
DESIGNED BY: JES
DRAFTED BY: SG
CHECKED BY: XX
DRAWING FILE: 22247 LA COLOR
XREF'S: 22245BAS.DWG
XREF'S: XXXXX.DWG

JAKE E. STEHR, R.L.A. #6667462
NOT VALID WITHOUT SEAL

SHEET: LA5 OF 5

THE CITY OF NEW SMYRNA BEACH - DEVELOPMENTAL SERVICES

TEMPORARY DEVELOPMENT MORATORIUM

November 7, 2022

Background:

Applicant: City of New Smyrna Beach, Development Services.

Request: Adopting a temporary moratorium for certain applications.

Findings:

Because of the flooding that occurred within the City of New Smyrna Beach during Hurricane Ian, the City Commission directed Staff to review and possibly amend the current Land Development Regulations or Code of Ordinances as it pertains to storm water, drainage, and flood plan management.

Staff would suggest this moratorium be associated with properties that are located within the FEMA flood zones A & AE.

Staff is requesting this proposed moratorium to last until February 23, 2023 unless rescinded or extended.

Recommendation

Staff is recommending the Planning and Zoning Board to give a positive recommendation to the City Commission to approve the requested moratorium for certain application.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Robert Mathen - Planner II

Attachments:

ORD 74-22 Flooding Moratorium RM.pdf

ORDINANCE NO. 74-22

AN ORDINANCE ADOPTING A TEMPORARY MORATORIUM ON REZONINGS, INCLUDING AMENDMENTS TO MASTER DEVELOPMENT AGREEMENTS, SITE PLAN APPROVALS, PLATS, AND VARIANCES, OF RESIDENTIAL SUBDIVISIONS OF 10 ACRES OR MORE IN THE CITY OF NEW SMYRNA BEACH, FOR A PERIOD ENDING NO LATER THAN FEBRUARY 23, 2023, UNLESS RESCINDED OR EXTENDED BY A SUBSEQUENT ORDINANCE, OR BY SUBSEQUENT AMENDMENT TO THE CITY'S LAND DEVELOPMENT REGULATIONS OR CODE OF ORDINANCES REGARDING THE REGULATION OF STORMWATER MANAGEMENT AND DRAINAGE OR FLOODPLAIN MANAGEMENT; PROVIDING PROCEDURES FOR VESTED RIGHTS REVIEW FOR THE SPECIFIC MATTERS ADDRESSED HEREIN; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hurricane Ian made its way across the State of Florida in early October, causing wide spread flooding throughout the City; and

WHEREAS, over 800 residents and many businesses suffered substantial damage and lost the entire contents of their homes, businesses, vehicles, and countless other valuables; and

WHEREAS, the City is seeking to study regulations and improvements to try and avoid any recurring damage and loss to its residents in the future; and

WHEREAS, the City staff needs time to study what happened with the existing stormwater systems through Hurricane Ian and whether the existing regulations are appropriate or whether improvements should be made to the Land Development Regulations and/or the Code of Ordinances should be revised relating to the regulation of stormwater management and drainage or floodplain management; and

WHEREAS, the City Commission has directed City staff to draft an ordinance for its consideration, declaring a temporary moratorium on rezonings, including amendments to Master Development Agreements, and variances related to the flooding for residential subdivisions in the City; and

WHEREAS, the City Commission has determined that this temporary moratorium

should be in place until February 23, 2023, or until rescinded or extended by a subsequent ordinance, or by subsequent amendment to the City's Land Development Regulations and/or Code of Ordinances regarding the regulation of stormwater management and drainage or floodplain management; and

WHEREAS, the Ordinance was heard and _____ by the Planning and Zoning Board on November 7, 2022 by a vote of ___- ____ and

WHEREAS, the City Commission feels it is in the best interest of the citizens of the City of New Smyrna Beach to _____ the temporary moratorium as more particularly set forth hereinafter.

WHEREAS, the City finds a comprehensive regulatory scheme is necessary to mitigate future flooding risks posed by the current regulations adopted by the City.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF NEW SMYRNA BEACH, FLORIDA:

SECTION 1: ***Moratorium Imposed.*** A temporary moratorium, until no later than February 23, 2023, is hereby imposed on all rezonings, including amendments to Master Development Agreements, site plan approvals, plats, and variances associated with residential subdivisions of 10 acres or more in the City to provide time for the City to review the impacts of Hurricane Ian and determine if updates to the City's stormwater management and drainage regulations are appropriate. While the temporary moratorium is in effect, the City shall not accept, process or approve any of the aforementioned applications except those that have already have been reviewed by the Planning and Zoning Board prior to the effective date of this ordinance.

SECTION 2: ***Determination of Vested Rights or Denial of All Economic Use.***

(A) Nothing in this ordinance shall be construed or applied to abrogate the vested right of a property owner to complete development of a parcel where the property owner can demonstrate by substantial competent evidence each of the following:

1. A governmental act of development approval was obtained prior to the effective date of this ordinance; and

2. Upon which the property owner has detrimentally relied, in good faith, by making substantial expenditures; and

3. That it would be highly inequitable to deny the property owner the right to complete the development.

(B) Any property owner claiming vested rights under this Section 2 must file an application with the Interim Development Services Director for a determination within 30 days after the effective date of this ordinance. The application shall contain a sworn statement as to the basis upon which the vested rights are asserted, together with documentary evidence supporting the claim. The Interim Development Services Director shall review the evidence submitted and make a determination as to whether the property owner has established vested rights for the parcel based

upon competent substantial evidence. The property owner may appeal the Interim Development Service Director's determination pursuant to the appeal procedure set forth in Article III, Sec. 301.05, LDR.

SECTION 3: ***Exhaustion of Administrative Remedies.*** No property owner claiming that this ordinance, as applied, constitutes or would constitute an abrogation of vested rights may pursue such a claim in court, unless he or she has first exhausted the applicable administrative remedies provided in Section 2 of this ordinance.

SECTION 4: ***Conflicts.*** In the event that the provisions of this ordinance are in conflict with any other ordinance, then the provisions of this ordinance shall prevail.

SECTION 5: ***Severability***. If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

SECTION 6: ***Effective Date.*** This ordinance shall become effective immediately upon its adoption. The temporary moratorium enacted by this ordinance shall terminate on February 23, 2023, unless rescinded or extended by subsequent ordinance or by an amendment to the City's Land Development Regulations and/or Code of Ordinances addressing regulation of stormwater management and drainage or floodplain management.

APPROVED AS TO FORM AND CORRECTNESS:

_____

CARRIE AVALLONE
City Attorney

DATE: _____

THE CITY OF NEW SMYRNA BEACH - DEVELOPMENTAL SERVICES

NOVEMBER 2022 DEVELOPMENT ACTIVITY REPORT

November 7, 2022

Background:
November 2022 Development Activity Report

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

Attachments:

FULL DAR.pdf

November 2022 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
1	Hidden Lakes Village	PUD-4-18	Turnbull Bay Road/Whispering Pines Drive	New PUD	City Commission Meeting	City Commission Approved PUD 1-26-2021	Applicant to Submit Development Plans for Staff Review
2	AdventHealth	PUD-2-20	NE Corner of SR 44 & I-95	New Medical Center	City Commission Meeting	City Commission Approved PUD 2-8-22	Applicant to Submit Development Plans for Staff Review
3	Hog Eye Camp Road Square - MDA 2nd Amendment	PUD-0002-2021	Saxon Drive at 7th Ave	77 Townhomes	City Commission Meeting	City Commission Approved PUD 2-8-22	Applicant to Submit Development Plans for Staff Review
4	Village Square MDA Amendment	PUD-0003-2021	2360 SR 44	Retail / Office / Restaurant	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
5	3rd Amendment to Regency/Wal-Mart PUD/MDA	PUD-0003-2022	SR 44 and I-95	Multi-Family	City Commission Meeting	City Commission Approved	Final Draft of PUD under review
6	Blue Dolphin Boat/RV Storage	PUD-0001-2022	7467 - NSB- US HWY 1 (S INDUST PK)	Boat and RV Storage Facility	Planning and Zoning Board Meeting 11-7-22	Staff preparing for P&Z agenda	Planning and Zoning Board Meeting 11-7-22
7	Reserve at Lake Waterford	S-1-18	Eslinger Road	45 Lot Residential Subdivision	Future City Commission Meeting	Staff preparing for CC agenda	City Commission Meeting on TBD
8	Rolling Hills	S-10-18	Sugar Mill Drive	194 Lot Subdivision	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
9	Florida Days Phases 4 & 5	S-0001-2021	Cattail Circle	37 Lot Single Family Subdivision	City Commission Approved 9-13-22	Phase 4 & 5 Plat Approved	Mylars and Plat Contract to be recorded
10	The Palms Phase 6	S-0005-2021	Venetian Bay	209 Single Family Lots	City Commission Meeting	City Commission Approved 3-8-22	Mylars and Plat Contract to be recorded
11	St. James Estates Pre Plat	S-0001-2022	West of First Avenue and Mission Dr.	To construct 31 townhomes	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
12	S. Myrtle Ave	S-0002-2022	408 S. Myrtle Ave	8 Single Family Residental Lots	City Staff	Staff Comments Issued	Applicant to Resubmit
13	Shell Pointe Final Plat Phase 1	S-0003-2022	3350 Pioneer Trail	312 Lot Single Family Subdivision	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
14	Endsley Station	PUD-0003-2022	507 S. Myrtle Ave	Com./ Multi. & Single Family Residential	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit

SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

November 2022 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
15	Medical Complex and Wellness Center	PUD-0004-2022	190 S. Wild Orange Dr.	Medical Office	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
16	Village Street Condo	SP-16-19	Corner of Canal St and Village St	23 Residential Condo Units	City Staff	Staff Comments Issued	Applicant to Resubmit
17	NSB Airport Administrative Building	SP-0011-2021	City Airport	New Administrative and Maintenance Building	City Staff	Staff Comments Issued	Applicant to Resubmit
18	Bless Gas Station & Convenience Store	SP-0023-2021	1650 S. Atlantic	Convenience store and gas station	City Staff	Staff Comments Issued	Applicant to Resubmit
19	The Cove	SP-0025-2021	306 Sugar Mill Drive	Multi-Family with 47 Apartment buldings	Planning and Zoning Board Approved	Staff Approved	Pre Construction meeting to be conducted
20	Village Center East	SP-0028-2021	Medici Blvd. and Luna Bella Lane	322 Residential Units	City Commission Approved	Draft Final approval letter	Pre Construction meeting to be conducted
21	Tionia Storage	SP-0029-2021	Tionia Rd	Storage Facilty with 45 storage spaces	FuturePlanning and Zoning Board Meeting	Staff Comments Issued	Applicant to Resubmit
22	Mullinax Ford	SP-0030-2021	2317 State Road 44	Parking Lot Expansion	City Staff	Staff Approved	Pre Construction meeting to be conducted
23	New Smyrna Beach Utilites Commission	PUD-0005-2022	Intersection of S.R. 44 and Interstate 95	Commercial/Utility Uses	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
24	Starbucks	SP-0034-2022	1998 State Road 44	Restaurant with Drive-Thru	City Staff	Staff Approved	Pre Construction meeting to be conducted
25	204 Magnolia Street	SP-0003-2022	204 Magnolia Street	Proposed restaurant addition and two apartments	City Staff	Staff Approved	Pre Construction meeting to be conducted
26	Medical City Park	SP-0005-2022	225 Florida Memorial Parkway	Hotel with Medical Office (182 hotel rooms and 15,690 SF of medical office	Future Planning and Zoning Board Meeting	Staff Comments Issued	Applicant to Resubmit
27	Oakwiler Townhomes	SP-0023-2022	Saxon Drive at 7th Ave	77 Townhomes	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit

SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

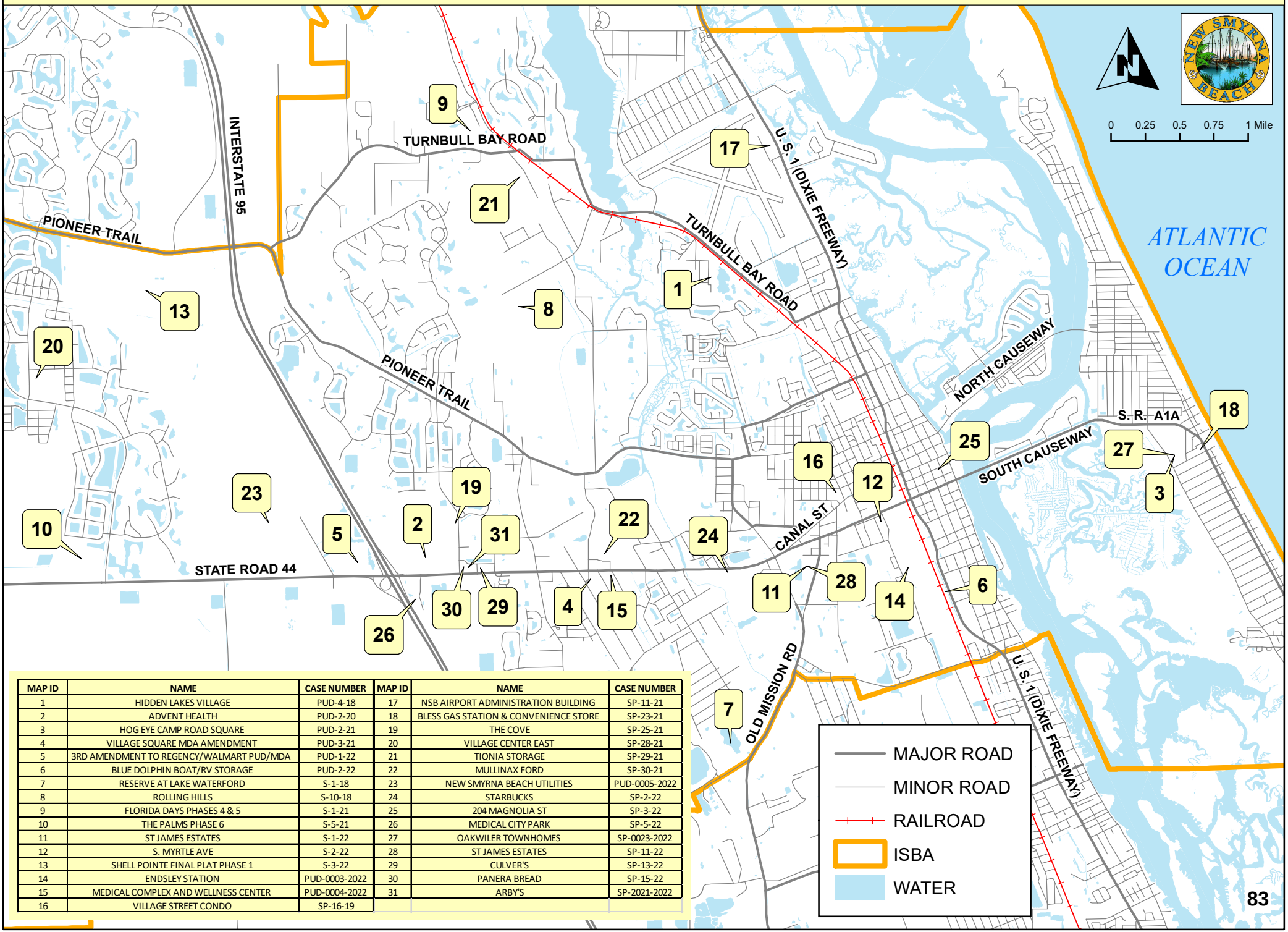
November 2022 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
28	St. James Estate	SP-0011-2022	West of First Avenue and Mission Dr.	To construct 31 townhomes	Future Planning and Zoning Board Meeting	Staff Comments Issued	Applicant to Resubmit (TRS Mtg 8-11-22)
29	Culver's	SP-0013-2022	2679 SR 44	Restaurant with Drive-Thru	City Staff	Staff Approved	Pre Construction meeting to be conducted
30	Panera Bread	SP-0015-2022	SR 44 and Sugar Mill Drive	Restaurant with Drive-Thru	City Staff	Staff Comments Issued	Applicant to Resubmit
31	Arby's	SP-0021-2022	2679 SR 44	Restaurant with Drive-Thru	City Staff	Staff Comments Issued	Applicant to Resubmit

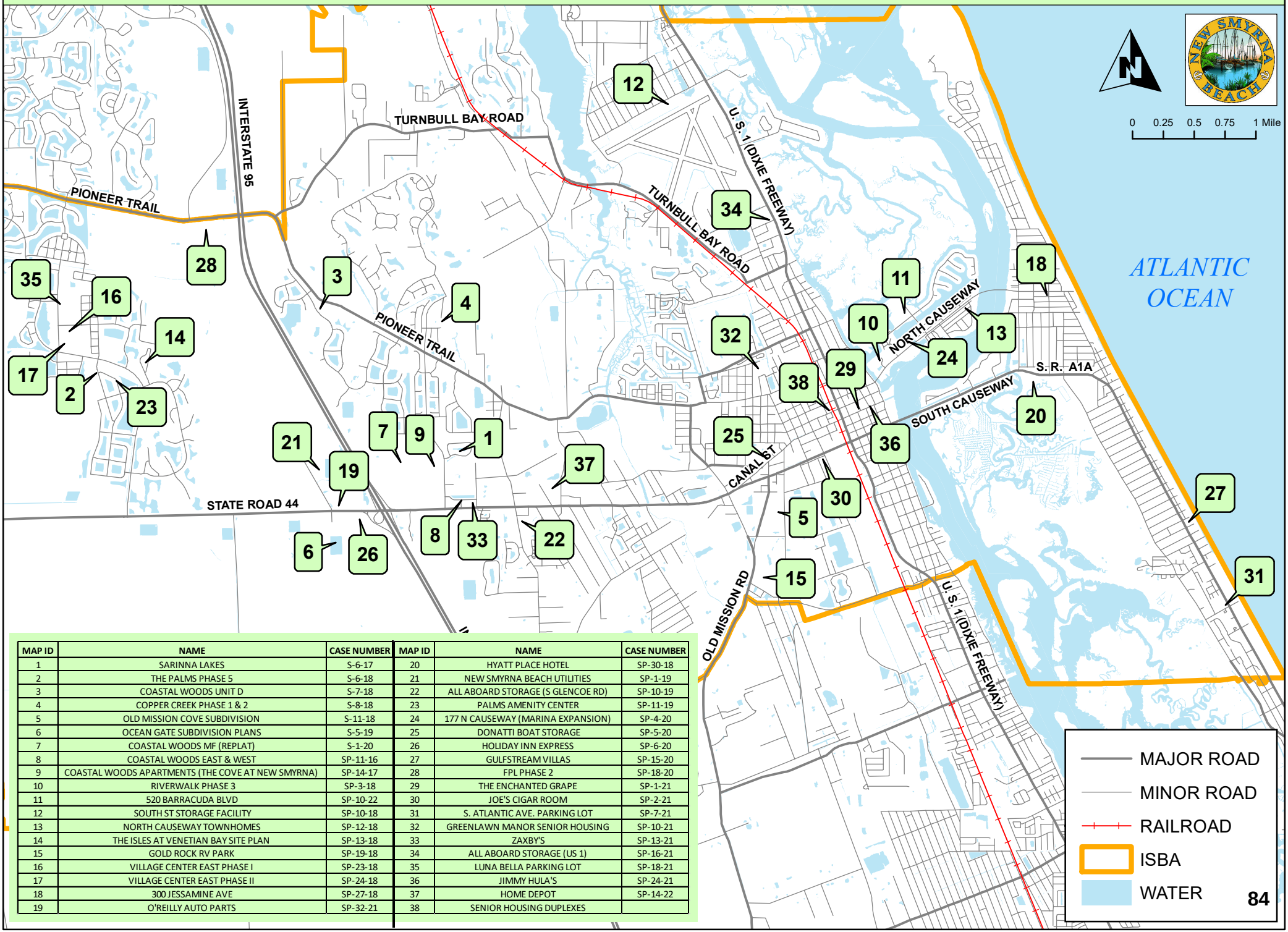
SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

NOVEMBER 2022 DEVELOPMENT ACTIVITY REPORT MAP



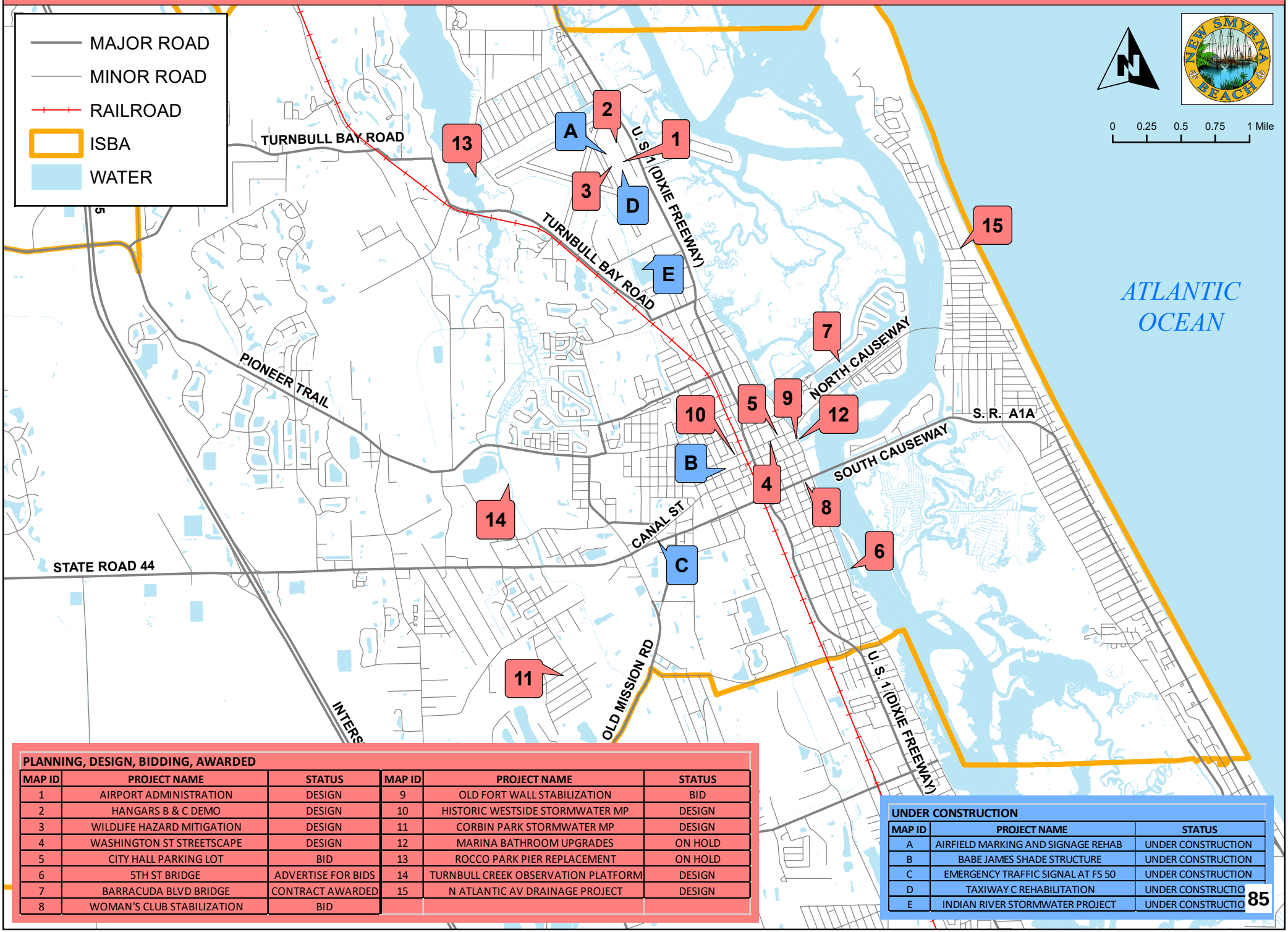
MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	HIDDEN LAKES VILLAGE	PUD-4-18	17	NSB AIRPORT ADMINISTRATION BUILDING	SP-11-21
2	ADVENT HEALTH	PUD-2-20	18	BLESS GAS STATION & CONVENIENCE STORE	SP-23-21
3	HOG EYE CAMP ROAD SQUARE	PUD-2-21	19	THE COVE	SP-25-21
4	VILLAGE SQUARE MDA AMENDMENT	PUD-3-21	20	VILLAGE CENTER EAST	SP-28-21
5	3RD AMENDMENT TO REGENCY/WALMART PUD/MDA	PUD-1-22	21	TIONIA STORAGE	SP-29-21
6	BLUE DOLPHIN BOAT/RV STORAGE	PUD-2-22	22	MULLINAX FORD	SP-30-21
7	RESERVE AT LAKE WATERFORD	S-1-18	23	NEW SMYRNA BEACH UTILITIES	PUD-0005-2022
8	ROLLING HILLS	S-10-18	24	STARBUCKS	SP-2-22
9	FLORIDA DAYS PHASES 4 & 5	S-1-21	25	204 MAGNOLIA ST	SP-3-22
10	THE PALMS PHASE 6	S-5-21	26	MEDICAL CITY PARK	SP-5-22
11	ST JAMES ESTATES	S-1-22	27	OAKWILER TOWNHOMES	SP-0023-2022
12	S. MYRTLE AVE	S-2-22	28	ST JAMES ESTATES	SP-11-22
13	SHELL POINTE FINAL PLAT PHASE 1	S-3-22	29	CULVER'S	SP-13-22
14	ENDSLEY STATION	PUD-0003-2022	30	PANERA BREAD	SP-15-22
15	MEDICAL COMPLEX AND WELLNESS CENTER	PUD-0004-2022	31	ARBY'S	SP-2021-2022
16	VILLAGE STREET CONDO	SP-16-19			

NOVEMBER 2022 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP



MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	SARINNA LAKES	S-6-17	20	HYATT PLACE HOTEL	SP-30-18
2	THE PALMS PHASE 5	S-6-18	21	NEW SMYRNA BEACH UTILITIES	SP-1-19
3	COASTAL WOODS UNIT D	S-7-18	22	ALL ABOARD STORAGE (S GLENCOE RD)	SP-10-19
4	COPPER CREEK PHASE 1 & 2	S-8-18	23	PALMS AMENITY CENTER	SP-11-19
5	OLD MISSION COVE SUBDIVISION	S-11-18	24	177 N CAUSEWAY (MARINA EXPANSION)	SP-4-20
6	OCEAN GATE SUBDIVISION PLANS	S-5-19	25	DONATTI BOAT STORAGE	SP-5-20
7	COASTAL WOODS MF (REPLAT)	S-1-20	26	HOLIDAY INN EXPRESS	SP-6-20
8	COASTAL WOODS EAST & WEST	SP-11-16	27	GULFSTREAM VILLAS	SP-15-20
9	COASTAL WOODS APARTMENTS (THE COVE AT NEW SMYRNA)	SP-14-17	28	FPL PHASE 2	SP-18-20
10	RIVERWALK PHASE 3	SP-3-18	29	THE ENCHANTED GRAPE	SP-1-21
11	520 BARRACUDA BLVD	SP-10-22	30	JOE'S CIGAR ROOM	SP-2-21
12	SOUTH ST STORAGE FACILITY	SP-10-18	31	S. ATLANTIC AVE. PARKING LOT	SP-7-21
13	NORTH CAUSEWAY TOWNHOMES	SP-12-18	32	GREENLAWN MANOR SENIOR HOUSING	SP-10-21
14	THE ISLES AT VENETIAN BAY SITE PLAN	SP-13-18	33	ZAXBY'S	SP-13-21
15	GOLD ROCK RV PARK	SP-19-18	34	ALL ABOARD STORAGE (US 1)	SP-16-21
16	VILLAGE CENTER EAST PHASE I	SP-23-18	35	LUNA BELLA PARKING LOT	SP-18-21
17	VILLAGE CENTER EAST PHASE II	SP-24-18	36	JIMMY HULA'S	SP-24-21
18	300 JESSAMINE AVE	SP-27-18	37	HOME DEPOT	SP-14-22
19	O'REILLY AUTO PARTS	SP-32-21	38	SENIOR HOUSING DUPLEXES	

NOVEMBER 2022 CITY CAPITAL IMPROVEMENT PROJECTS MAP



PLANNING, DESIGN, BIDDING, AWARDED

MAP ID	PROJECT NAME	STATUS	MAP ID	PROJECT NAME	STATUS
1	AIRPORT ADMINISTRATION	DESIGN	9	OLD FORT WALL STABILIZATION	BID
2	HANGARS B & C DEMO	DESIGN	10	HISTORIC WESTSIDE STORMWATER MP	DESIGN
3	WILDLIFE HAZARD MITIGATION	DESIGN	11	CORBIN PARK STORMWATER MP	DESIGN
4	WASHINGTON ST STREETSCAPE	DESIGN	12	MARINA BATHROOM UPGRADES	ON HOLD
5	CITY HALL PARKING LOT	BID	13	ROCCO PARK PIER REPLACEMENT	ON HOLD
6	5TH ST BRIDGE	ADVERTISE FOR BIDS	14	TURNBULL CREEK OBSERVATION PLATFORM	DESIGN
7	BARRACUDA BLVD BRIDGE	CONTRACT AWARDED	15	N ATLANTIC AV DRAINAGE PROJECT	DESIGN
8	WOMAN'S CLUB STABILIZATION	BID			

UNDER CONSTRUCTION

MAP ID	PROJECT NAME	STATUS
A	AIRFIELD MARKING AND SIGNAGE REHAB	UNDER CONSTRUCTION
B	BABE JAMES SHADE STRUCTURE	UNDER CONSTRUCTION
C	EMERGENCY TRAFFIC SIGNAL AT FS 50	UNDER CONSTRUCTION
D	TAXIWAY C REHABILITATION	UNDER CONSTRUCTIO
E	INDIAN RIVER STORMWATER PROJECT	UNDER CONSTRUCTIO