Planning & Zoning Board
Monday, February 3, 2025 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

2.A Consider the Approval of the Planning and Zoning Board November 4, 2024 and December 2, 2024 Regular Meeting Minutes.

3. PUBLIC PARTICIPATION

4. OLD BUSINESS

4.A V-18-24: Review a requested boat dock variance to allow for an existing covered boat slip to exceed 360 square feet in connection with a proposed second uncovered boat slip at 2868 Sunset Drive.

5. NEW BUSINESS

5.A A-13-24: Review and give a recommendation to the City Commission on a proposed Annexation, Small-Scale Comprehensive Plan amendment, and rezoning for property located at 707 Corbin Park Road.

5.B SP-3-24: Class III site plan for a new boat and RV storage facility on the west

side of US 1

5.C A-1-25: Review and give a recommendation to the City Commission on a proposed Annexation, Small-Scale Comprehensive Plan amendment, and rezoning for property located at 731 Old Mission Road.

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

7. REPORTS AND COMMUNICATION BY THE STAFF

7.A February 2025 Development Activity Report

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

CONSIDER THE APPROVAL OF THE PLANNING AND ZONING BOARD NOVEMBER 4, 2024 AND DECEMBER 2, 2024 REGULAR MEETING MINUTES.

February 3, 2025

Background:

Florida Statutes require that minutes be prepared and approved for all meetings of the Planning and Zoning Board.

Findings:

Staff recommends the Planning and Zoning Board approve the minutes of the regular Planning and Zoning Board meeting held on November 4, 2024 and December 2, 2024 Regular Meeting Minutes.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

V-18-24: REVIEW A REQUESTED BOAT DOCK VARIANCE TO ALLOW FOR AN EXISTING COVERED BOAT SLIP TO EXCEED 360 SQUARE FEET IN CONNECTION WITH A PROPOSED SECOND UNCOVERED BOAT SLIP AT 2868 SUNSET DRIVE.

February 3, 2025

Background:

Applicant and Property Owner: Jeffrey W Reed, 2868 Sunset Drive, New Smyrna Beach, Florida 32168

Request: Approval of the following variances form Land Development Section 803.04.A:

- To allow an existing single covered boat slip to exceed 360 square feet with an uncovered second boat slip.

Site Information: The subject property consists of approximately 0.31 ± acres, and is zoned R-2, Single Family Residential, and is generally located on the west side of Sunset Drive, south of Willard Street. Location map is attached as **Exhibit A** with an aerial map attached as **Exhibit B**.

Tax I.D. Number: 6336-01-00-8550

Exhibits used in the report:

Exhibit A: Location Map

Exhibit B: Aerial Map

Exhibit C: Survey

Exhibit D: 2018 City Building Permit

Exhibit E: 2018 City Permit Revision
Exhibit F: Land Development Regulation 803.04.A

Exhibit G: Proposed Dock Plan

Exhibit H: DEP Permit
Exhibit I: Army Corp Permit
Exhibit J: Applicant Response to Criteria
Exhibit K: 2019 Ordinance
Exhibit L: 2021 Ordinance

Findings:

The subject property currently has one (1) single-family house constructed in 2017 per the Volusia County Property Appraisers website. The property dimensions are approximately 78 feet wide by 175 feet deep with a staggered shoreline to the Turnbull Bay. See survey attached as **Exhibit C**.

A city building permit application was submitted on May 25, 2018 and issued on June 19, 2018 that included a 230 square foot, 10-foot by 23-foot covered boat slip, a 230 square foot, 10-foot by 23-foot terminal platform, a 10-foot by 23-foot uncovered boat slip, and a 4-foot by 70-foot walkway. See **Exhibit D**. The contractor submitted a revision in July of 2018 to remove the uncovered boat slip, relocate the entire proposed dock structure 15-feet to the north and 17-feet to the west. The revision was to keep the entire dock structure out of any oyster beds. See **Exhibit E**. Currently, the parcel has a single-family standard dock that contains a covered single boat slip, walkway, and a partially covered terminal platform that was not part of the original approved building permit.

Under City *Land Development Regulations* (LDR) Section 803.04.A, attached as **Exhibit F**, the LDR allows for no more than two (2) boat slips per parcel, whether coved or not covered. Single boat slips, whether covered or not, shall be limited to no more than 360 square feet, while double boat slips shall not exceed 600 square feet.

Property owners that wish to have only one (1) boat slip but be able to cover other areas of the dock structure are allowed if only one (1) boat slip is proposed, and the overall roof area does not exceed 600 square feet.

The current dock structure contained one (1) boat slip and covered deck for a total of approximately 560 ± square feet of covered area. The property owner has requested to be allowed the current covered dock area that exceeds 360 square feet and also be allowed a second slip that will be uncovered with a boat lift. See attached **Exhibit G**.

The property owner has obtained the required Florida Department of Environmental Protection, (DEP), permit as attached as **Exhibit H** and the Army Corp of Engineers permit as attached as **Exhibit I**.

The LDR requires variance requests to meet all the following criteria . A letter from the applicant which addresses these criteria is attached as **Exhibit J**. Staff's responses to the required criteria are listed below in **bold**.

1. Special circumstances exist which are peculiar to the property or the waterway in question, making boat mooring or waterway access difficult.

- *When original permit was applied for, we discussed w permitting the additional lift would be installed in a few years. Make sure this permit contains nothing that will inhibit the next project. We were told in 2018 all was good. So, we proceeded.*

- **There are no special circumstances that exist which are peculiar to the property or waterway in question. There are no special circumstances that make boat mooring or waterway access difficult.**

2. Strict application of the requirements set forth in Section 803.04 would deprive the property owner of reasonable rights presently enjoyed by other nearby property owners.

- *Now we are told that EVERYTHING covered under roof is now considered part of the square footage of the dock system and new lift would exceed to 600 sq feet allowed by 90 sq feet. This new lift would be uncovered. Either the codes have changed, or we were misled in 2018. There are several dock systems on Turnbull Bay that exceed the 600 sq ft I am being asked to adhere to*

- **The Land Development Regulations did change in 2019 and again in 2021. The City Commission decided after many discussions during public meetings, that single family dock structures were being constructed too large. The City Commission decided to limit overall single-family dock structures, (2019), minus the walkway from the shoreline to the dock and open slips be limited to 1,000 square feet, (2021). The City Commission also decided to limit single boat slips either covered or uncovered to 360 square feet and a double boat slip either covered or uncovered to a maximum of 600 square feet. But because not all property owners wanted a boat slip or two (2) boat slips, the City Commission decided to allow for covered terminal platforms to have covered roofs (2019). But the maximum size would be the same as covered boathouses (2019). In this case the original dock permit application requested a covered boat slip, an uncovered boat slip with mooring poles, and a terminal platform. A revision was submitted to remove the uncovered boat slip with mooring poles and to relocate the entire boat dock structure further to the west and north to stay out of the oyster beds. So, a covered single boat slip with a terminal platform was approved by the Building Department. The current boat dock is a hybrid of the two. Now the property owner has requested a second boat slip, while uncovered, still wants to maintain the hybrid boat structure.**

3. Special circumstances and conditions exist that 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.

- *This lift would in no way create an additional hazard to boaters or my neighbors. In fact, the neighbor to my north has already signed off on allowing me to build the lift. I have included that for your review*.

- **The conditions exist based on the prior building permit application and dock design by the property owners design professionals. -This would be a self-imposed hardship.**

4. Granting of the variance from requirements of Section 803.04 will not cause substantial detriment to the public welfare, safety, navigation, or convenience.

- *This new lift will not create an additional visual impairment to either neighbor.*

- **Granting of the variance from the requirements of Section 803.04 would not seem to cause substantial detriment to the public welfare, safety, navigation, or convenience.**

5. Granting a variation from requirements of Section 803.04 will not constitute a grant of special privilege denied to other property owners.

- *Lastly, I was led to believe that I could trim 12 inches of overhang off the original structure that would equal 90 sq ft. Then I would fall under the 600 sq ft. Then my permit would be approved. That seems rather silly to me since my footprint will not be any notably smaller.*

- **Approval of the requested variance would not appear to constitute a grant of special privilege. Other property owners, that were permitted under previous Land Development Regulations currently have single family dock structures that may exceed 600 square feet. In fact, around the entire Turnbull Bay, I observed that only 25 out of 95 single-family dock structures had two slips while the rest had either 1 boat slip or only a terminal platform.**

At its regular scheduled meeting on September 9, 2024 the Planning and Zoning Board voted, 5-0, to continue this variance request to the November 4, 2024 Planning and Zoning Board meeting. This continuance was to allow the applicant time to supply more information on the previous dock permit.

At its regular scheduled meeting on November 4, 2024 the Planning and Zoning Board voted, 6-0, to continue this variance request to the December 2, 2024 Planning and

Zoning Board meeting.

Recommendation

After evaluating the merits of the applicant, and responses to the criteria from the applicant, the Planning Department has concluded that the application has not met all the required criteria. Since the evaluation did not conclude that the application met all the required criteria, the Planning Department cannot recommend approval of a boat dock variance.

If the Planning and Zoning Board determines that the applicant has met the required criteria, the Planning Department would recommend attaching a condition that the existing covered roof area could not be increased.

Fiscal Analysis:
N/A

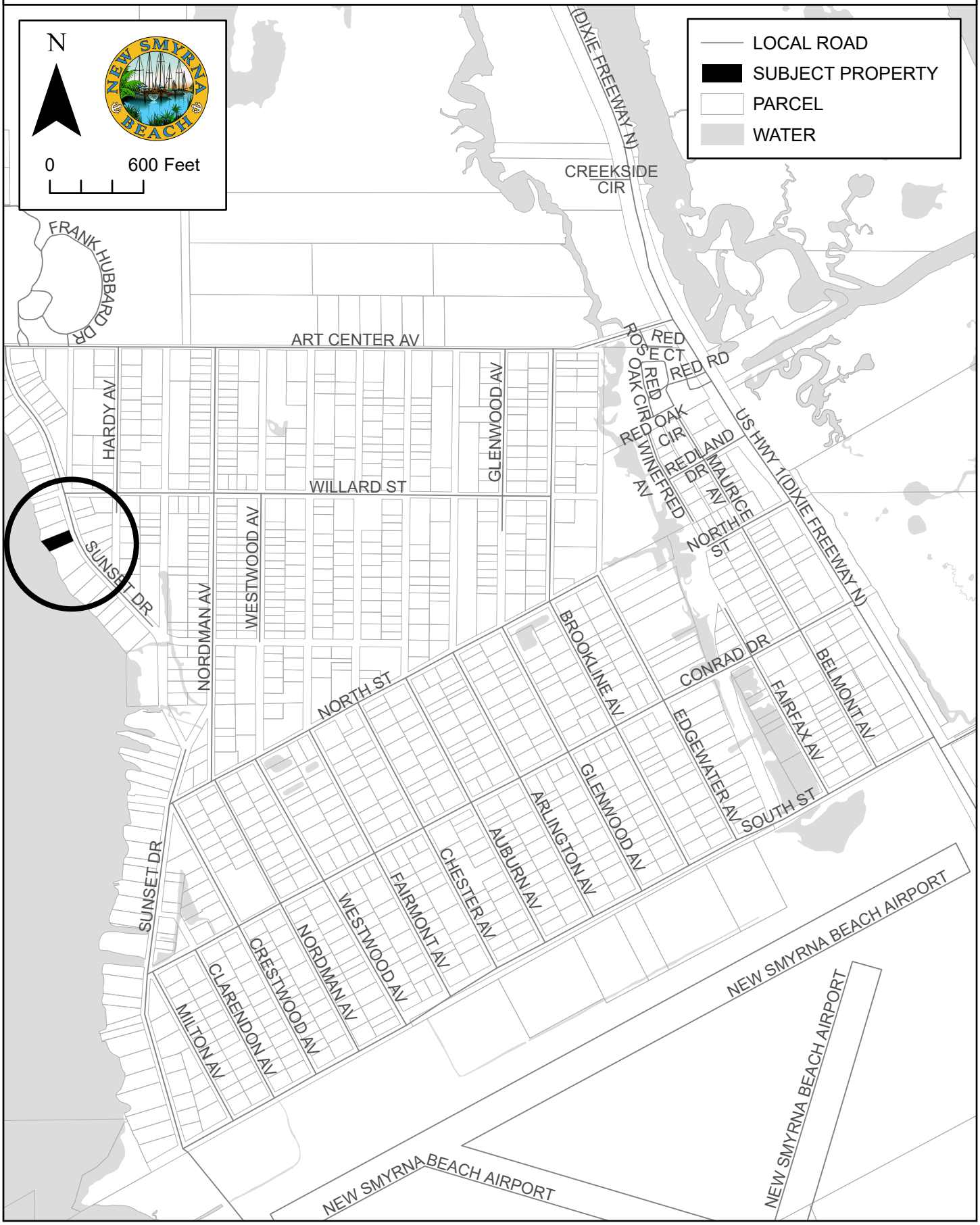
Strategic Plan Item:
No

Staff Report Created By: Robert Mathen - Senior Planner

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Survey.pdf
Exhibit D 2018 City Building Permit.pdf
Exhibit E 2018 Building Permit Revision.pdf
Exhibit F Land Development Regulation 803.04.pdf
Exhibit G Proposed Dock Plan.pdf
Exhibit H DEP Permit Application.pdf
Exhibit I ARMY CORPS Permit Application.pdf
Exhibit J Applicant Responce to Criteria.pdf
Exhibit K Ordinance No. 78-19 Docks.pdf
Exhibit L Ordinance 30-21 Residential Dock Size.pdf

V-18-24: 2868 SUNSET DRIVE (DOCK)
PARCEL: 6336-01-00-8550 LOCATION MAP



V-18-24: 2868 SUNSET DRIVE (DOCK)
PARCEL: 6336-01-00-8550 AERIAL MAP

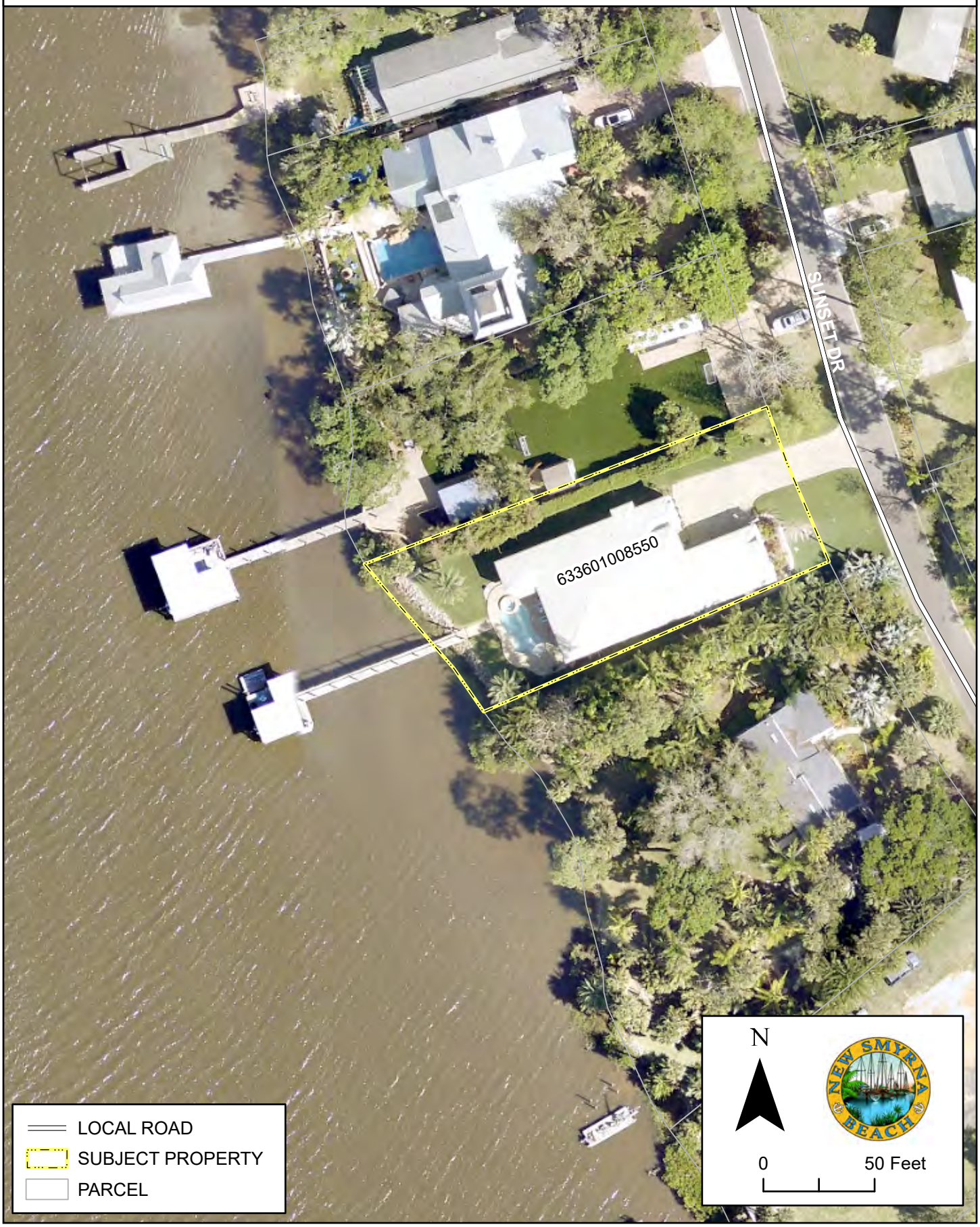
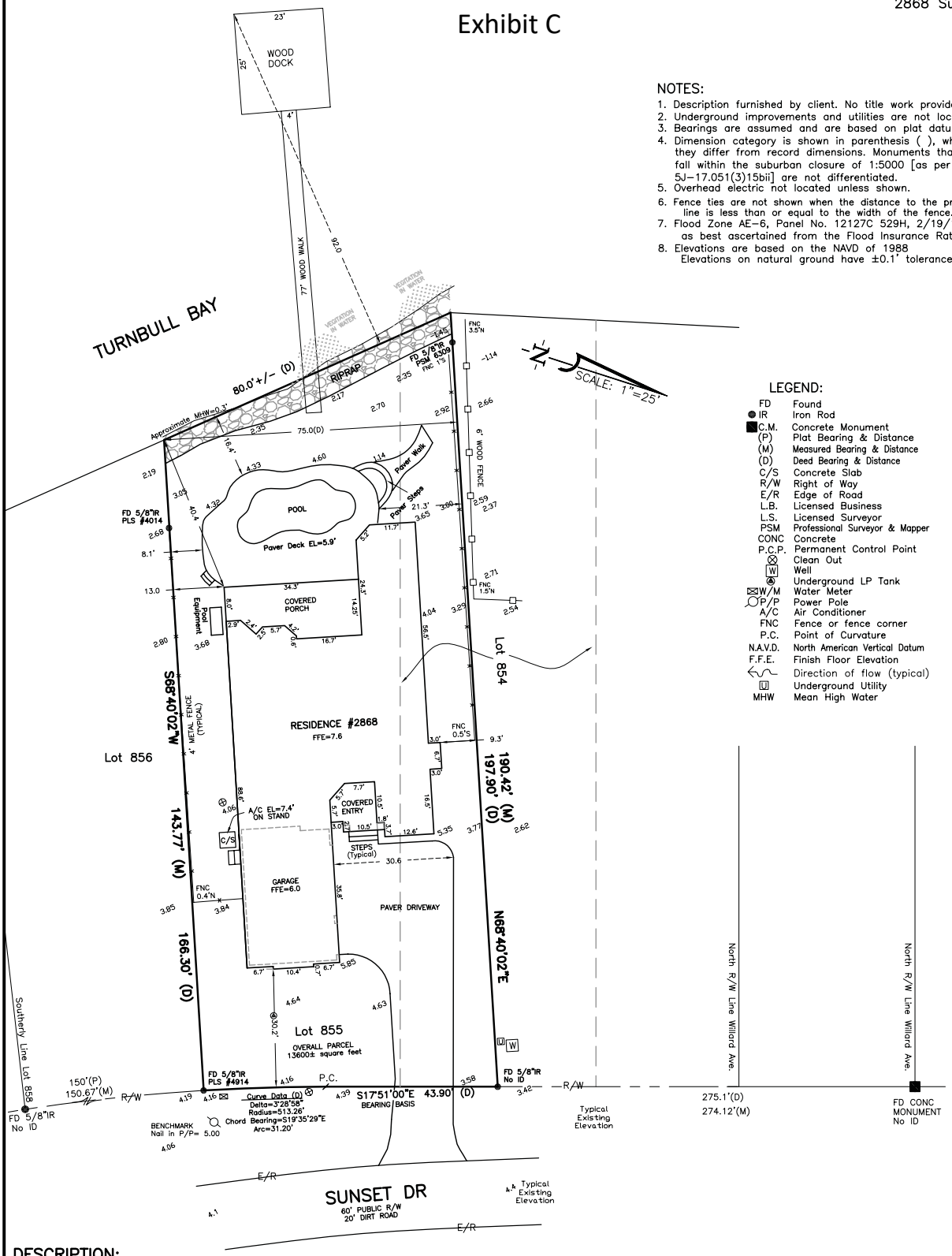


Exhibit C



NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. Bearings are assumed and are based on plat datum.
4. Dimension category is shown in parenthesis ( ), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)15bii] are not differentiated.
5. Overhead electric not located unless shown.
6. Fence ties are not shown when the distance to the property line is less than or equal to the width of the fence.
7. Flood Zone AE-6, Panel No. 12127C 529H, 2/19/14. as best ascertained from the Flood Insurance Rate Map.
8. Elevations are based on the NAVD of 1988 Elevations on natural ground have ±0.1' tolerance

LEGEND:

FD	Found
IR	Iron Rod
C.M.	Concrete Monument
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
(D)	Deed Bearing & Distance
C/S	Concrete Slab
R/W	Right of Way
E/R	Edge of Road
L.B.	Licensed Business
L.S.	Licensed Surveyor
PSM	Professional Surveyor & Mapper
CONC	Concrete
P.C.P.	Permanent Control Point
	Clean Out
W	Well
	Underground LP Tank
W/M	Water Meter
P/P	Power Pole
A/C	Air Conditioner
FNC	Fence or fence corner
P.C.	Point of Curvature
N.A.V.D.	North American Vertical Datum
F.F.E.	Finish Floor Elevation
	Direction of flow (typical)
U	Underground Utility
MHW	Mean High Water

DESCRIPTION:

LOT 855, AND A PART OF LOT 854, TURNBULL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 851, SAID TURNBULL SHORES, RUN S.17°51'00"E ALONG THE EAST LINE OF LOTS 851, 852, 853 AND 854, SAID TURNBULL SHORES, A DISTANCE OF 175.10' TO THE POINT OF BEGINNING; THENCE CONTINUE S.17°51'00"E ALONG THE EAST LINE OF SAID LOTS 854 AND 855 A DISTANCE OF 43.90' TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.26', A CENTRAL ANGLE OF 3°28'58" AND A CHORD BEARING OF S.19°35'29"E; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID LOT 855, A DISTANCE OF 31.20'; THENCE S.68°40'02"W ALONG THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF 166.3' TO THE SHORELINE OF TURNBULL BAY; THENCE NORTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 80.0' MORE OR LESS; THENCE DEPARTING SAID SHORELINE, RUN N.68°40'02"E, PARALLEL TO AND 75' NORTH OF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF DISTANCE OF 197.9' TO THE POINT OF BEGINNING.

PREPARED FOR:
-- OLSEN CUSTOM HOMES
-- BRANCH BANKING & TRUST Co.
-- JEFFERY W REED
-- FIDELITY NATIONAL TITLE OF FLORIDA, INC.
-- FIDELITY NATIONAL TITLE INSURANCE COMPANY

TYPE SURVEY:	DATE OF FIELD	OFFICE WORK ORDER#		
Boundary	04/08/16	05/04/16	1605023	ACS
Site Plan				
Foundation	10/03/16	10/04/16	1610011	JD3
Final	04/25/17	04/27/17	1704081	MW

Revisions:
Pool As-Built
06/20/17 07/18/17 1707032 JJD
Dock & rip rap added
07/12/19 08/16/19 1908044 ACS

A1A EAST COAST LAND SURVEYING, LLC
1366 US Highway 1, Suite 602, Ormond Beach, FL 32174
PHONE (386) 672-3633 & (386) 437-0123 FAX (386) 672-3635

THE FOREGOING PLAT IS CERTIFIED TO MEET THE MIMIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A Sanzone 05/04/16

ANTHONY SANZONE, PSM# 6309 LB #8107

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

Exhibit D

RECEIVED
MAY 25 2018

BUILDING PERMIT APPLICATION 20180417

BY KB

☐ Residential 1 and 2 Units (Single Family/Duplex) ☐ Residential 3 or more Units (Multi-family) ☐ Commercial

JOB LOCATION

Parcel/Folio: 6336 0100 8550

Job Address: 2868 Sunset Dr. FEMA: BFE: _____ Flood Zone: _____

Owner's Name: Jeffrey Reed Owner's Address: 2868 Sunset

Owner's Phone No: (407) 697-4507 Owner's E-Mail: _____

CONTRACTOR INFORMATION

☐ Contractor ☐ Design Professional ☐ Owner/Builder

License # State Cert/Reg # CBC 1254174 Qualifier: Robert Werner

Company Name: Sunset Marine Address: 1059 Turnbull Creek rd.

Contractor's Phone: 386-937-2806 Fax: _____ E-Mail: SUNSETMARINEDOCKS@YAHOO

TYPE OF BUILDING PERMIT

- ☐ Alteration
- ☐ Demolition
- ☐ Door/Window
- ☐ New Construction
- ☐ Addition
- ☐ Fence
- ☐ Tree
- ☐ Pavers
- ☐ Sign
- ☐ Shed
- ☐ Screen Eng.
- ☐ Electrical
- ☐ Plumbing
- ☐ Gas
- ☐ Mechanical
- ☐ Re-roof
- ☐ Solar
- ☐ Pool
- ☐ Shutters
- ☒ Marine
- ☐ Driveway & Patio
- ☐ Miscellaneous _____

TYPE OF FIRE PERMIT

- ☐ Fire Alarm
- ☐ Fire Pumps
- ☐ Fire Sprinkler System
- ☐ Fossil Fuel Storage System
- ☐ Hoods
- ☐ Suppression
- ☐ Spray Booths
- ☐ Tents
- ☐ Underground Fire Line
- ☐ Standpipes

CONSTRUCTION TYPES

- ☐ Non-sprinkler ☐ Sprinkler
- ☐ IA
- ☐ IB
- ☐ IIA
- ☐ IIB
- ☐ IIIA
- ☐ IIIB
- ☐ IVA
- ☐ IVB
- ☐ VA
- ☐ VB

PROJECT INFORMATION

Description of Work: Construct a single family Dock w/ Bathouse and Lift

Project Name: _____ Declared Value: 30,000.00

NEW & ALTERATION WORK AREA – SQ.FT.

Residential: Living: _____ Non-Living: _____

TOTAL SQ. FT. _____

Commercial: Interior: _____ Exterior: _____

TOTAL SQ. FT. _____

SUBCONTRACTORS

	LICENSE #	BUSINESS NAME	LICENSE HOLDER NAME
ELECTRICAL			
MECHANICAL			
PLUMBING			
ROOFING			
SPECIALITY			

NOTICE: UNDER PENALTY OF PERJURY, THE CONTRACTOR IS DECLARING THAT ALL THE INFORMATION CONTAINED IN THIS BUILDING PERMIT APPLICATION IS TRUE AND CORRECT.

SIGN INFORMATION

Describe Type and Size(s) Proposed: _____

Linear Front Footage of Building: _____ Distance from Front Property Line: _____ Total Area of Existing On-Site Sign(s): _____

Total Area of Existing Off-Site Sign(s): _____ Total Area of Proposed Sign(s): _____

DEMOLITION INFORMATION

By executing your signature below, you verify that the utilities have been disconnected from the referenced structure

UTILITY COMMISSION - SEWER DIVISION: _____	DATE: _____
WATER DIVISION: _____	DATE: _____
ELECTRIC DIVISION: _____	DATE: _____
GAS COMPANY: FLORIDA PUBLIC SERVICE: _____	DATE: _____

REQUIRED ACCESS FOR INSPECTIONS NOTICE:

Issuance of this building permit automatically conveys to the City of New Smyrna Beach, and/or its authorized agents, the authority to enter the premises at reasonable hours for the purposes of inspecting the project for adherence to the terms of the permit, until such time as the project is complete **AND** the final inspections are approved.

NOTICE OF COMMENCEMENT INFORMATION:

If the cost of the proposed work has a value of $2,500 or more ($7,500 for HVAC) a Notice of Commencement must be recorded with the Volusia County Clerk of Courts. A copy of the recorded Notice of Commencement must be posted on the job site prior to receiving an inspection.

WARNING TO OWNER: ***YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT***

OWNER'S AFFIDAVIT
OWNER/BUILDER USE ONLY

I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH LL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

Florida Statutes, 489.103(7):
State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not lane a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a one-family or two-family residence or a farm building. You may also build or improve a commercial building, provided your costs do not exceed $25,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have licensed required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

_____ _____
Signature: OWNER/BUILDER DATE

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 20___.
By _____ who is personally known to me or who has produced _____ as identification, and who did not take an oath.

_____
Notary Public

CONTRACTOR/AGENT/OWNER AFFIDAVIT

The undersigned states and affirms that he/she is the owner of the property or has been authorized to act by the owner under the legal description of property to be used for the proposed construction as described, and that, if the owner, the building is for his/her own use and occupancy and is not being built or offered for sale or lease.

Contractor/Agent Signature: _____ Print Name: Robert Werner Date: 05/25/18

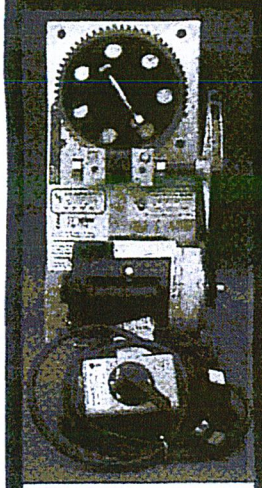
STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 25th day of May, 2018.
By Robert Werner who is personally known to me or who has produced FLDL as identification, and who did not take an oath.

_____ Notary Public

KRISTINA L. BLACK
MY COMMISSION # GG 009342
EXPIRES: August 2, 2020
Bonded Thru Notary Public Underwriters

SPECIFICATIONS AND FEATURES



Capacity:
2000 lbs

Motor:
3/4 H.P. 120 V
ODP

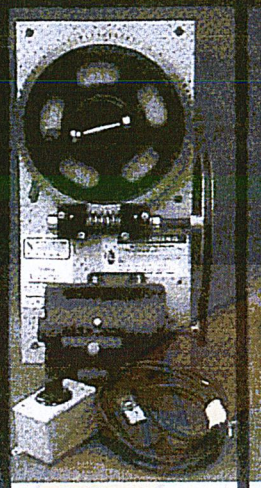
Wiring:
14 Gauge
weatherproof

Plate:
1/4" Steel
9.5" x 19.5"
galvanized

Gear:
8" Cast 60 Tooth
Precision
machined

Hoist Speed:
4.0 Vertical
feet per min.

Shipping Wgt:
48 Pounds
UPS Shipping



Capacity:
~~3000 lbs &~~
4000 lbs

Motor:
3/4 H.P.
120/240 V
ODP, TENV,
TEFC, & 12 V DC

Wiring:
14 Gauge
weatherproof

Plate:
1/4" Steel
12" x 24" Baked
on powder coat
Available option -
stainless &
galvanized

Gear:
12" Cast
Precision
machined

Hoist Speed:
2.5 Vertical
feet per min.
Faster speeds
available

Shipping Wgt:
78 Pounds
UPS Shipping



Capacity:
6500 lbs

Motor:
1 H.P.
120/240 V
TENV, TEFC

Wiring:
14 Gauge
weatherproof

Plate:
1/4" Steel
12" x 24" Baked
on powder coat
Available option -
stainless &
galvanized

Gear:
12" Heavy duty
cast - Precision
machined

Hoist Speed:
3.0 Vertical
feet per min.
Faster speeds
available

Shipping Wgt:
100 Pounds
UPS Shipping

Pulleys:
Steel pulleys



Capacity:
8500 lbs
Std with twin belt

Motor:
1.5 H.P.
120/240 V
TEFC

Wiring:
12 Gauge
weatherproof

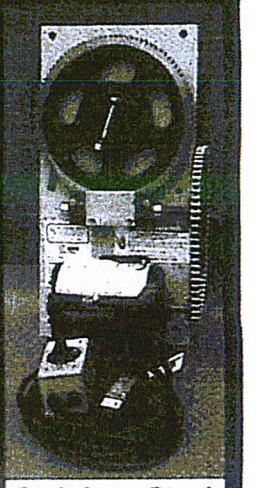
Plate:
1/4" Steel
12" x 24" Baked
on powder coat
Available option -
stainless &
galvanized

Gear:
12" Heavy duty
cast - Precision
machined

Hoist Speed:
2.8 Vertical
feet per min.
Faster speeds
available

Shipping Wgt:
110 Pounds
UPS Shipping

Pulleys:
Steel dual pulleys

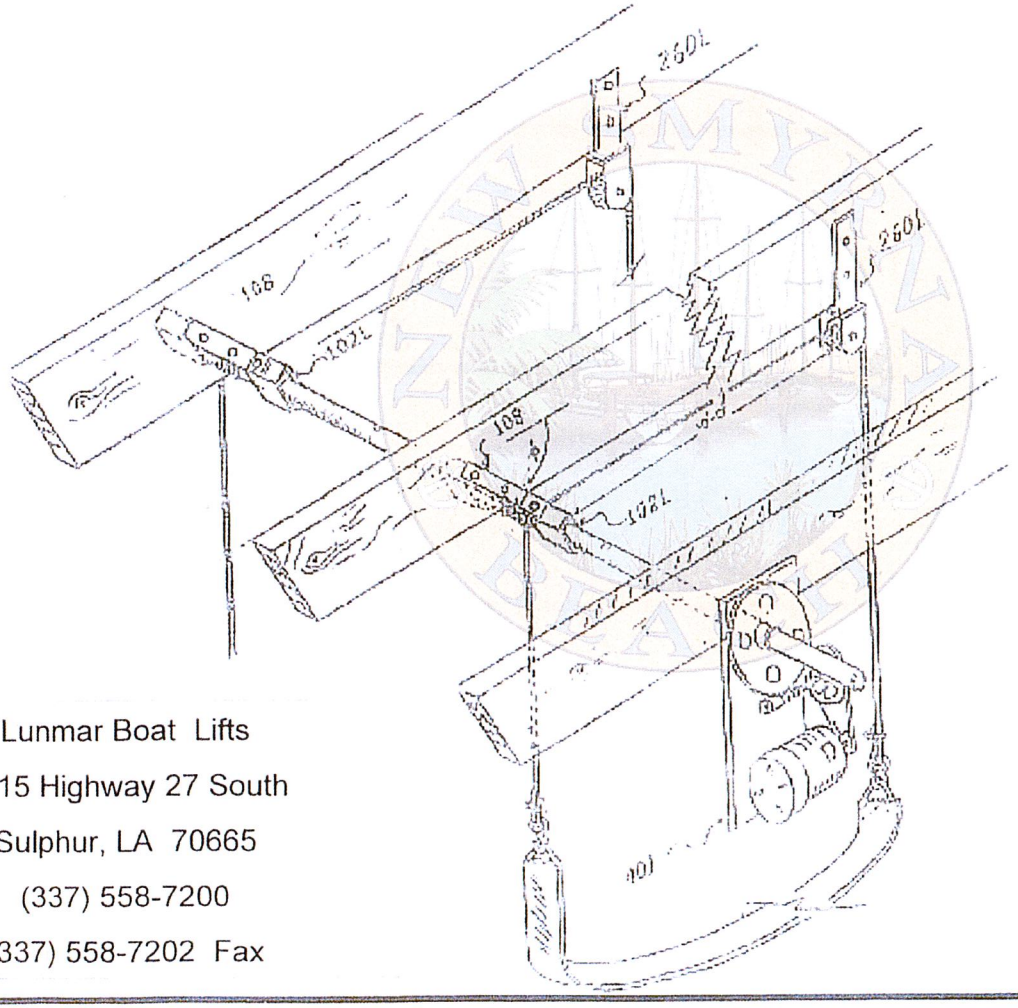


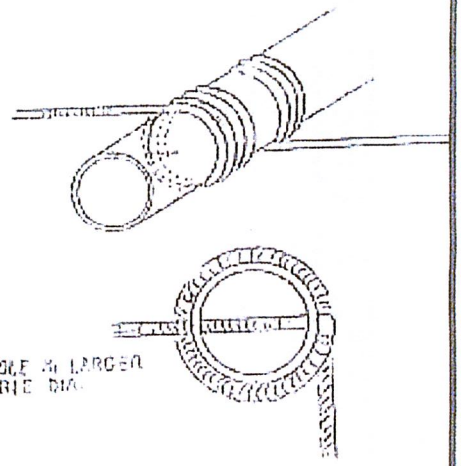
Stainless Steel Chain & Sprocket:

Available:
On all models

Hoist Speed:
Same as listed
with belt & pulleys

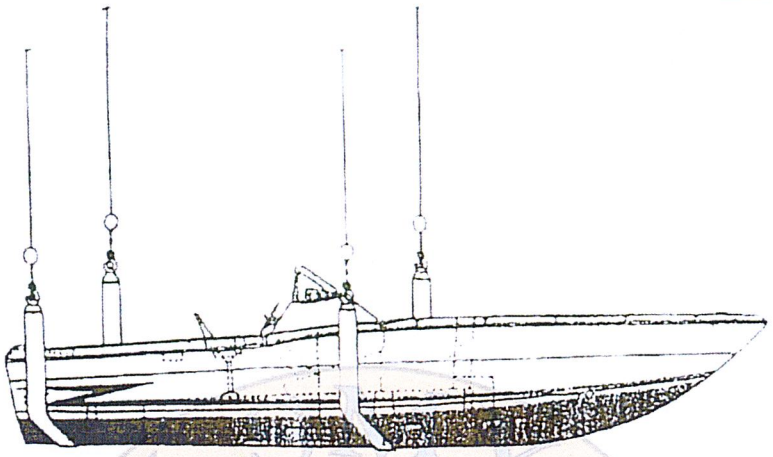
Lunmar Boat Lifts
3715 Highway 27 S.
Sulphur, LA 70665
(337) 558-7200
(337) 558-7202 Fax





Lunmar Boat Lifts
3715 Highway 27 South
Sulphur, LA 70665
(337) 558-7200
(337) 558-7202 Fax

NO I-502



FOR OPTIMUM PERFORMANCE

EQUAL WEIGHT DISTRIBUTION
IS REQUIRED ON ALL 4 CABLES

TO OBTAIN EQUAL WEIGHT DISTRIBUTION

1 USE BALANCE POINT OF BOAT

2 DO NOT USE CENTER OF BOAT LENGTH

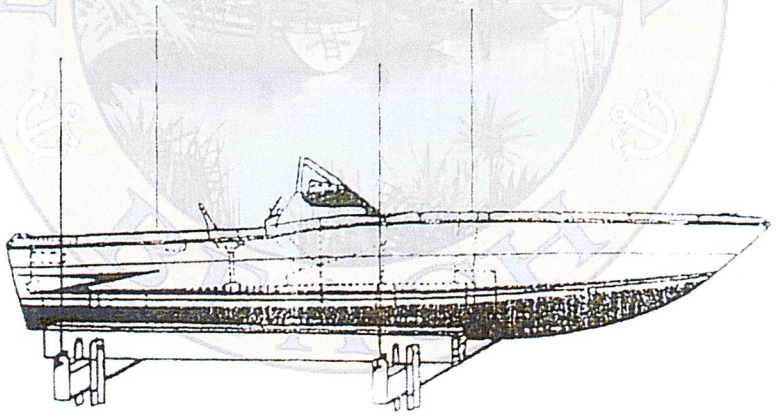
4 POINT SLING HOIST

INSTRUCTIONS FOR WEIGHT DISTRIBUTION

SCALE NONE

NO. I-502

NO I-503



FOR OPTIMUM PERFORMANCE

EQUAL WEIGHT DISTRIBUTION
IS REQUIRED ON ALL 4 CABLES

TO OBTAIN EQUAL WEIGHT DISTRIBUTION

1. USE BALANCE POINT OF BOAT

2. DO NOT USE CENTER OF BOAT LENGTH

4 POINT CRADLE HOIST

INSTRUCTIONS FOR WEIGHT DISTRIBUTION

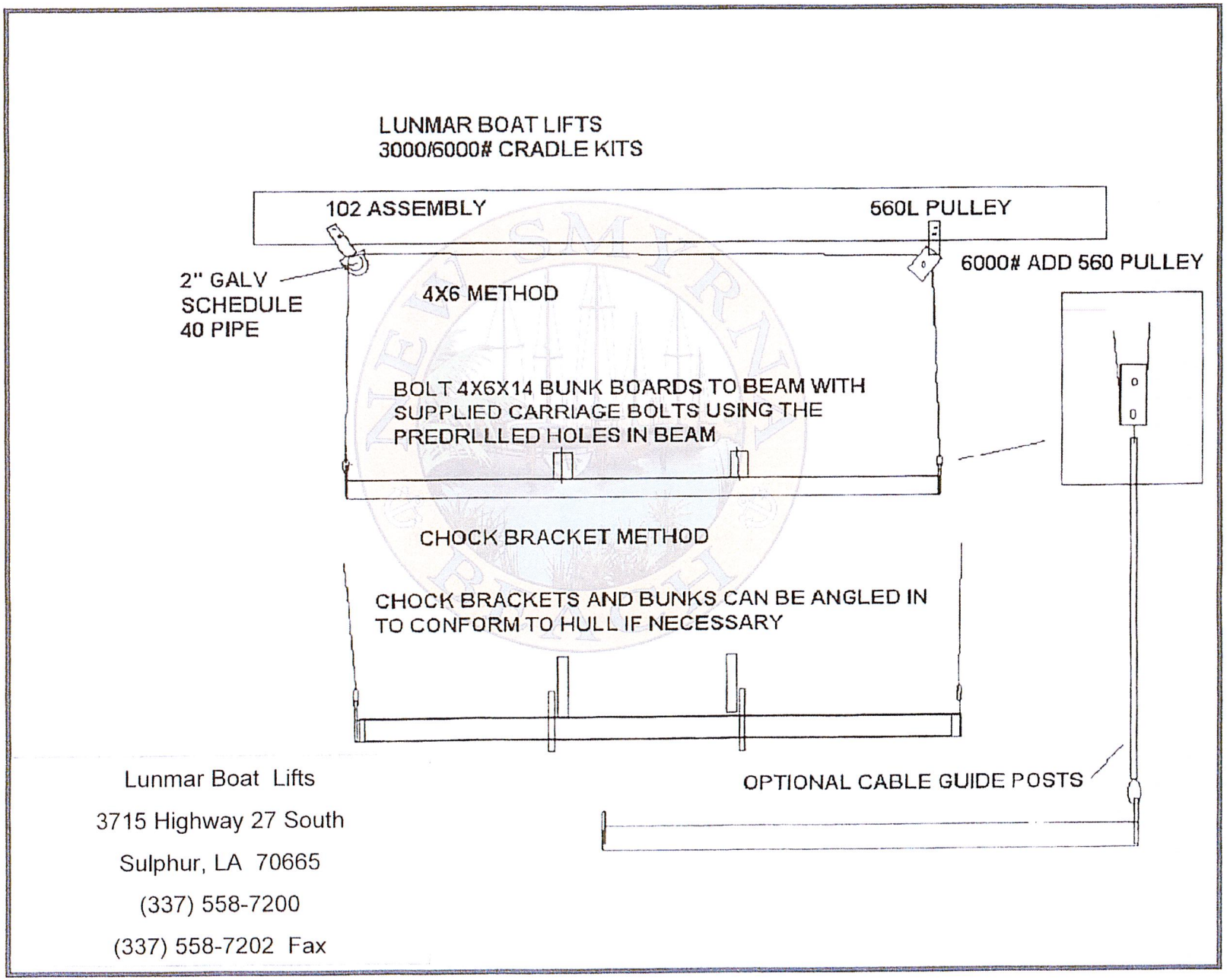
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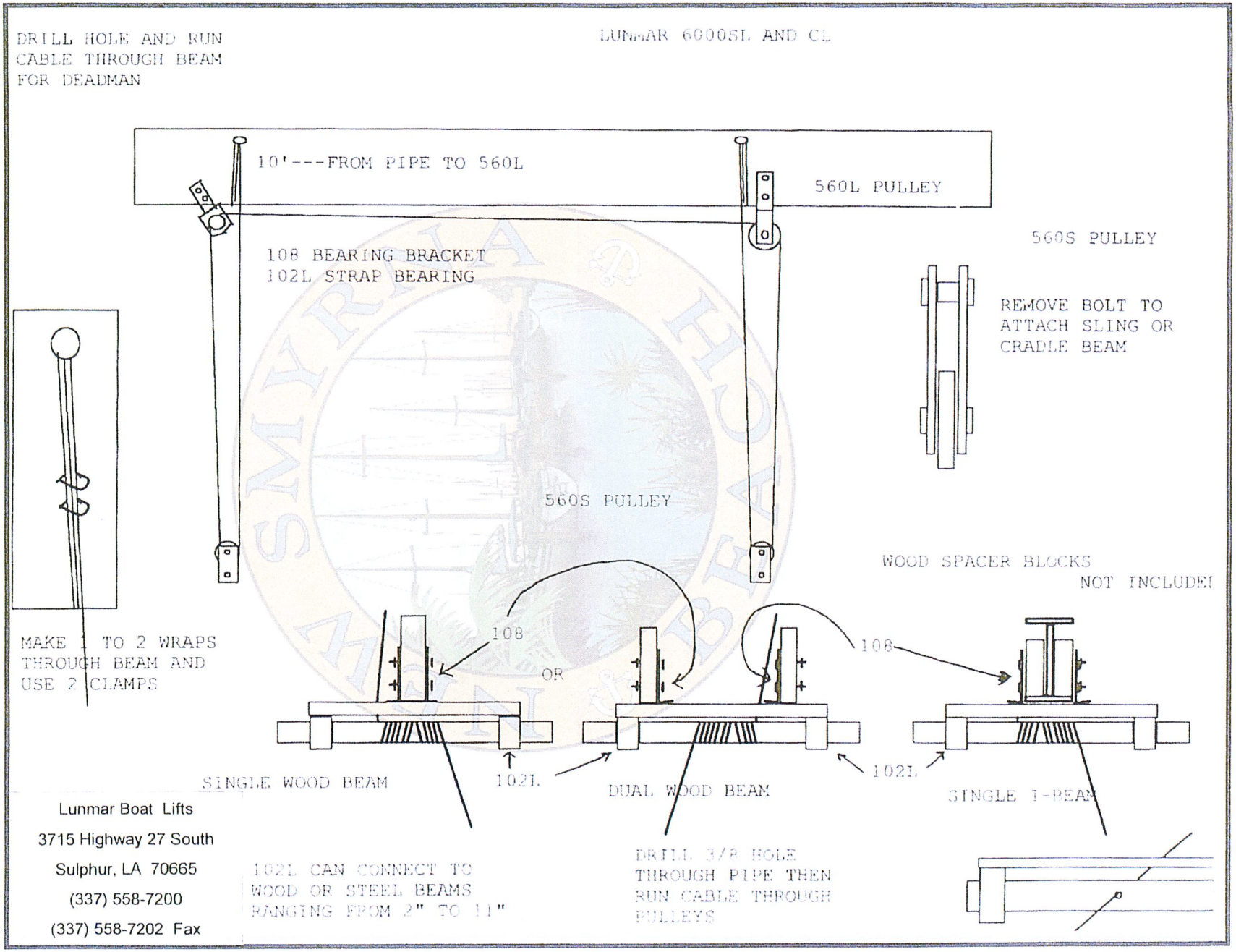
NO. I-503

Lunmar Boat Lifts

3715 Highway 27 South Sulphur, LA 70665

(337) 558-7200 (337) 558-7202 Fax

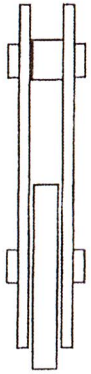

LUNMAR BOAT LIFTS
3000/6000# CRADLE KITS
102 ASSEMBLY
560L PULLEY
6000# ADD 560 PULLEY
2" GALV
SCHEDULE
40 PIPE
4X6 METHOD
BOLT 4X6X14 BUNK BOARDS TO BEAM WITH
SUPPLIED CARRIAGE BOLTS USING THE
PREDRLLLED HOLES IN BEAM
CHOCK BRACKET METHOD
CHOCK BRACKETS AND BUNKS CAN BE ANGLED IN
TO CONFORM TO HULL IF NECESSARY
OPTIONAL CABLE GUIDE POSTS
Lunmar Boat Lifts
3715 Highway 27 South
Sulphur, LA 70665
(337) 558-7200
(337) 558-7202 Fax



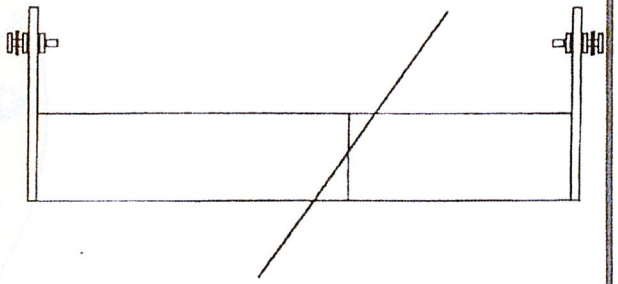
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560S PULLEY

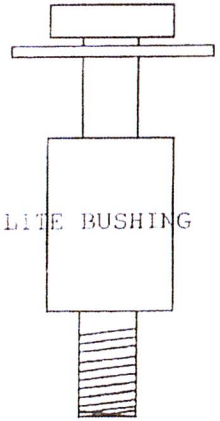


REMOVE BOLT AND OILITE BUSHING TO ATTACH TO SLING OR CRADLE



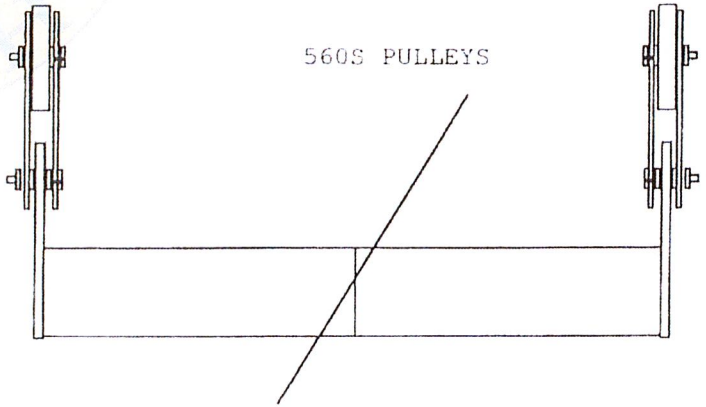
BUSHING MUST BE PRESSED INTO 7/8 HOPES ON PAD EYES OF CRADLE BEAMS.

1) INSERT BOLT/WASHER INTO OILITE BUSHING AS SHOWN LEFT



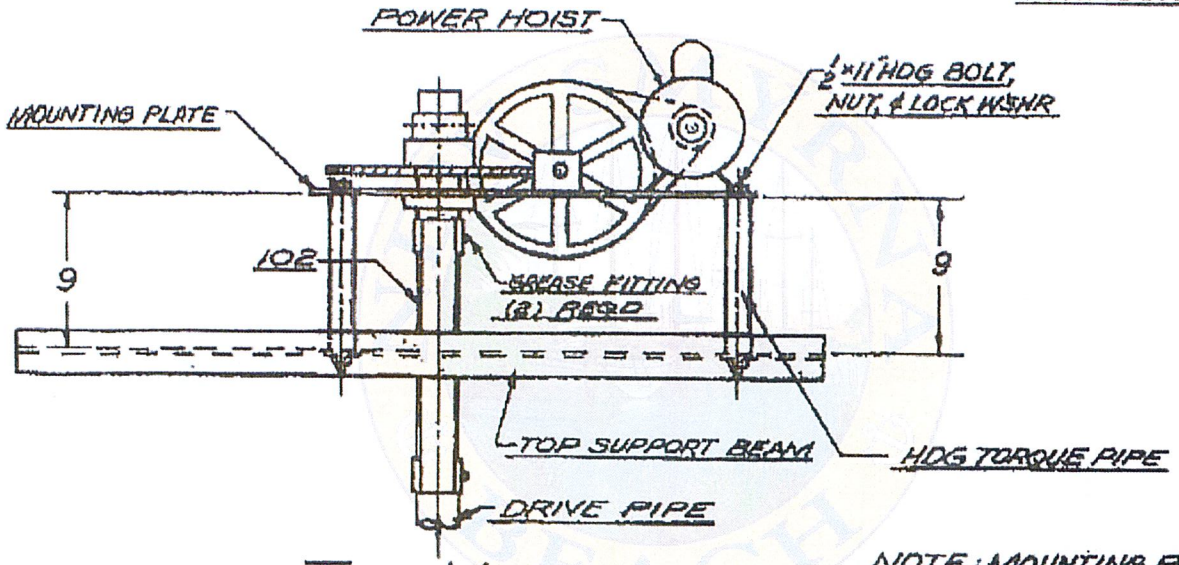
OILITE BUSHING

560S PULLEYS



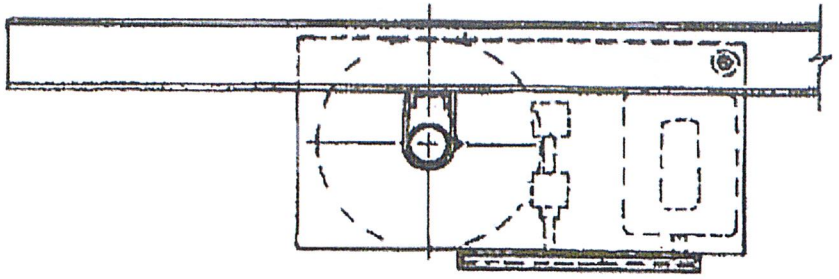
2) WITH A HAMMER DRIVE BUSHING HALF WAY INTO PAD EYE BY STRIKING BOLT HEAD AS SHOWN RIGHT

OPTIONAL TORQUE PIPE CONFIGURATION



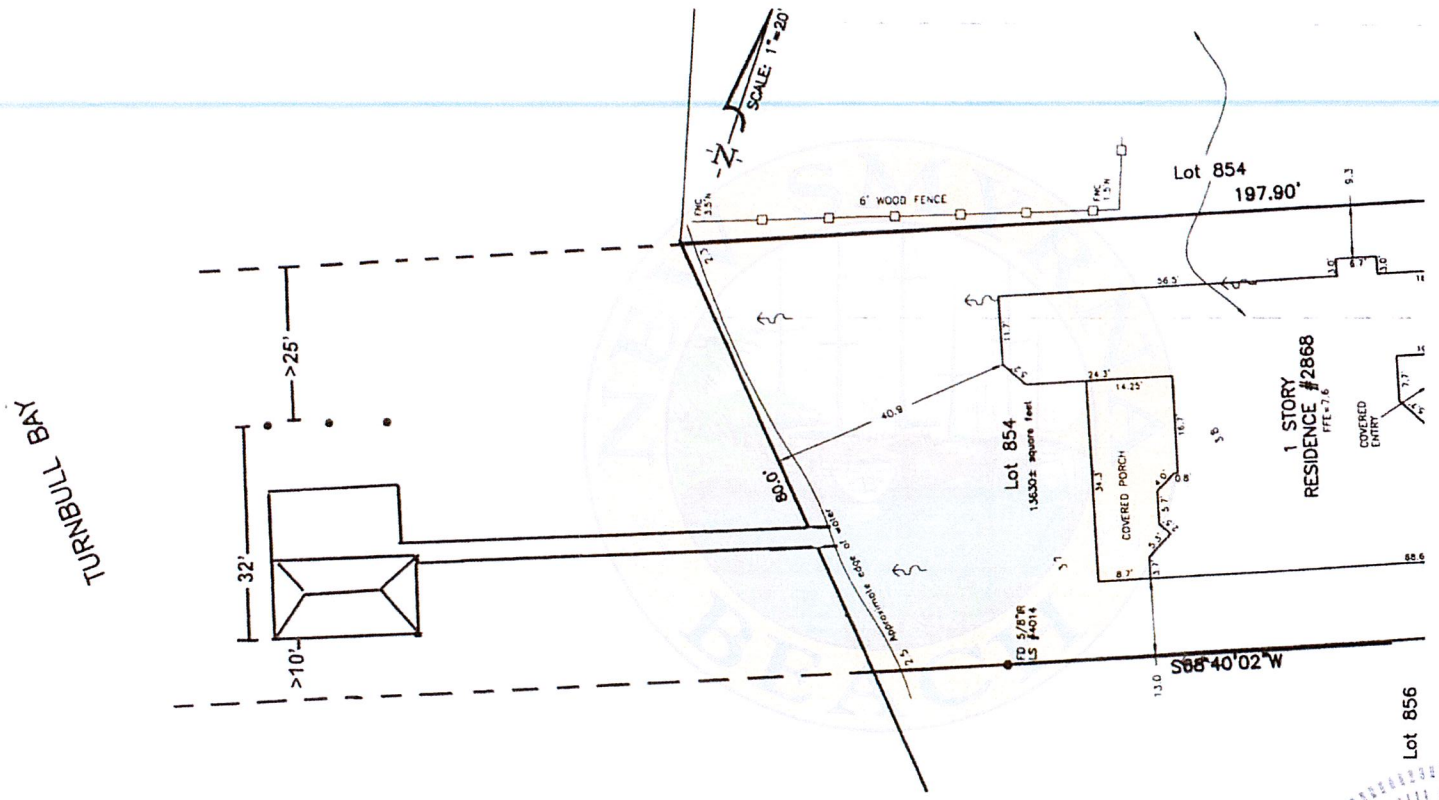
TOP VIEW

NOTE: MOUNTING PLATE MUST BE 90° TO DRIVE PIPE IN BOTH HORIZ. & VERTICAL PLANES



FRONT VIEW

Lunmar Boat Lifts
3715 Highway 27 South
Sulphur, LA 70665
(337) 558-7200
(337) 558-7202 Fax



Gary Wisniewski

Digitally signed by Gary Wisniewski
Date: 2018.06.08 10:16:24 -04'00'

THOMAS C. WILLIAMS LICENSE No 54877 STATE OF FLORIDA PROFESSIONAL ENGINEER

#54877

5-24-18

DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
-33.89 PSF (Per ASCE 7-10 SECTION 30.8)

THIS MEETS THE REQUIREMENTS OF ASCE 7-10
& FLORIDA BUILDING CODE 2017

NOTE: THESE DRAWINGS ARE ONLY A GRAPHIC REPRESENTATION AND SHOULD ONLY BE USED AS A GUIDE. INSTALLATION SHOULD BE DONE BY A LICENSED CONTRACTOR ONLY. THESE DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS HAVE BEEN PEPARED BY AND ARE OWNED BY, WILLIAMS ENGINEERING, P.L.C. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THEY MEET ALL CLIENT AND/OR CONTRACTOR REQUIRMENTS. THEY SHALL NOT BE USED BY ANYONE OTHER THEN THE INTENDED CLIENT AND SHALL HAVE ONLY A ONE TIME USE. NO OTHER USE OR REPRODUCTION OF THESE DOCUMENTS SHALL DONE WITHOUT THE WRITTEN PERMISSION OF WILLIAMS ENGINEERING, P.L.C. IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS IN THIS DOCUMENT. THE CLIENT/CONTRACTOR SHALL NOT HOLD WILLIAMS ENGINEERING, P.L.C. LIABLE FOR ANY ERRORS, OMISSIONS AND/OR DAMAGE.

206 LIVE OAK ST.
N.S.B., FL 32168

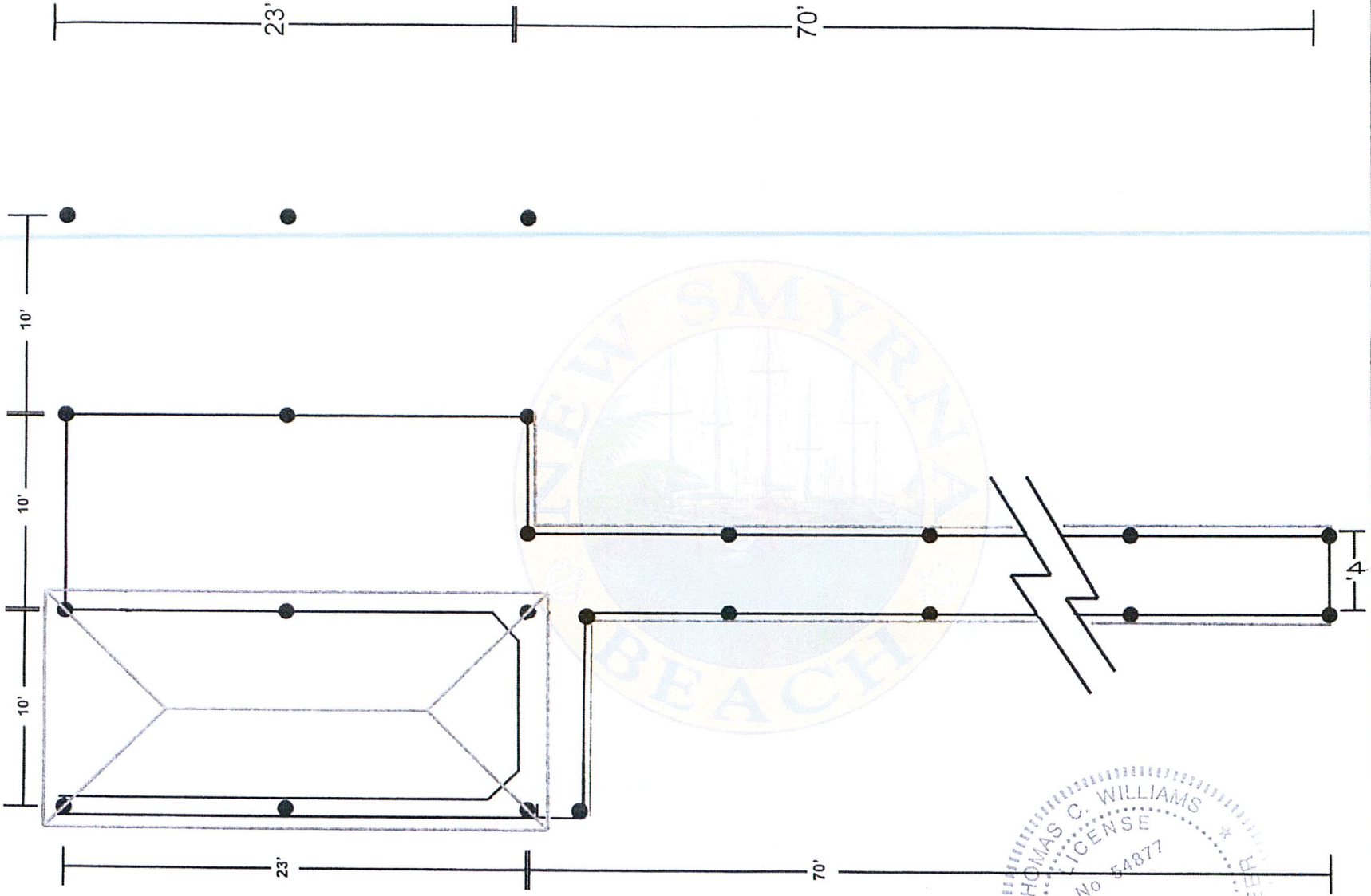
WILLIAMS ENGINEERING PLC
FL CA# 27412
206 LIVE OAK STREET
NEW SMYRNA BEACH, FL 32168
PHONE: 386.427.8431

DRAWN BY:
CHECKED BY:
ORIGINAL DATE:
SCALE: AS NOTED
JOB No.:

REV. No.	DATE

Jeffery Reed
2868 Sunset Dr.
New Smyrna Beach
Florida, 32168

SHEET:
of



DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
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THOMAS C. WILLIAMS LICENSE No 54877 STATE OF FLORIDA PROFESSIONAL ENGINEER

#54877
5-24-18
206 LIVE OAK ST.
N.S.B., FL 32168

WILLIAMS ENGINEERING PLC
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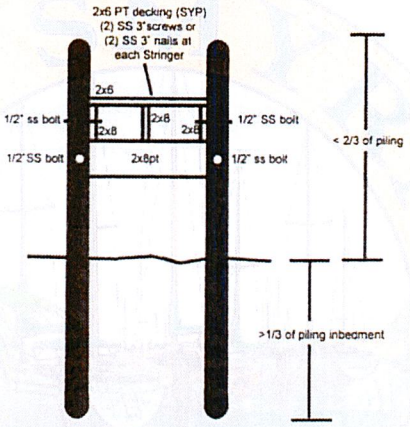
FRAMING DETAIL

DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

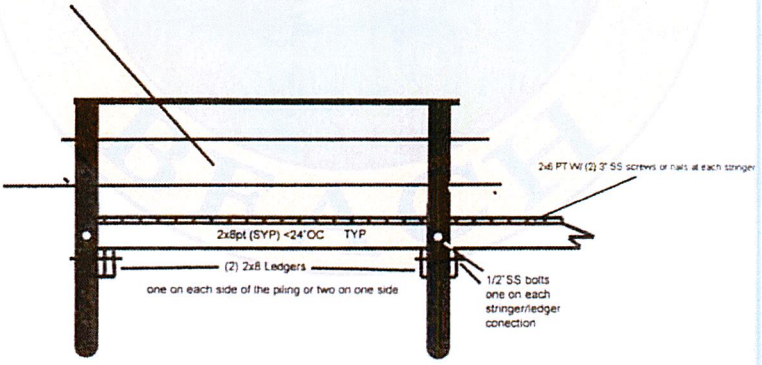
MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

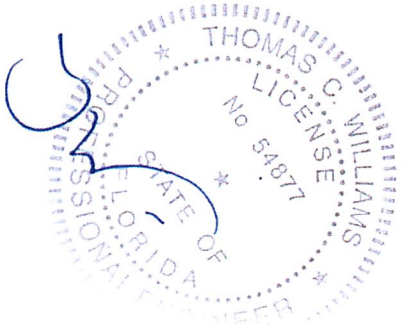
MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
-33.89 PSF (Per ASCE 7-10 SECTION 30.8)

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& FLORIDA BUILDING CODE 2017



See Handrail detail





#54877
5-24-18

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206 LIVE OAK ST.

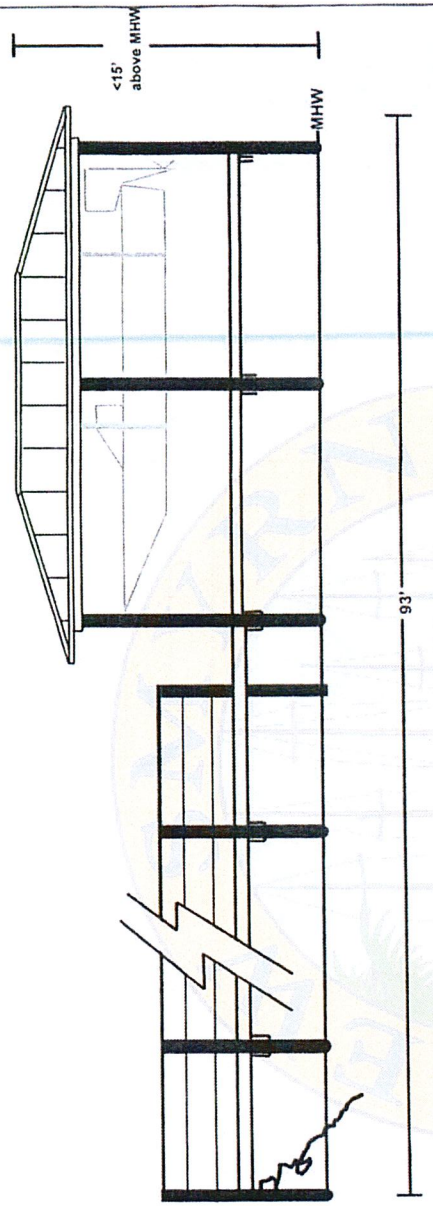
SHEET: of

Jeffery Reed
2868 Sunset Dr.
New Smyrna Beach
Florida, 32168

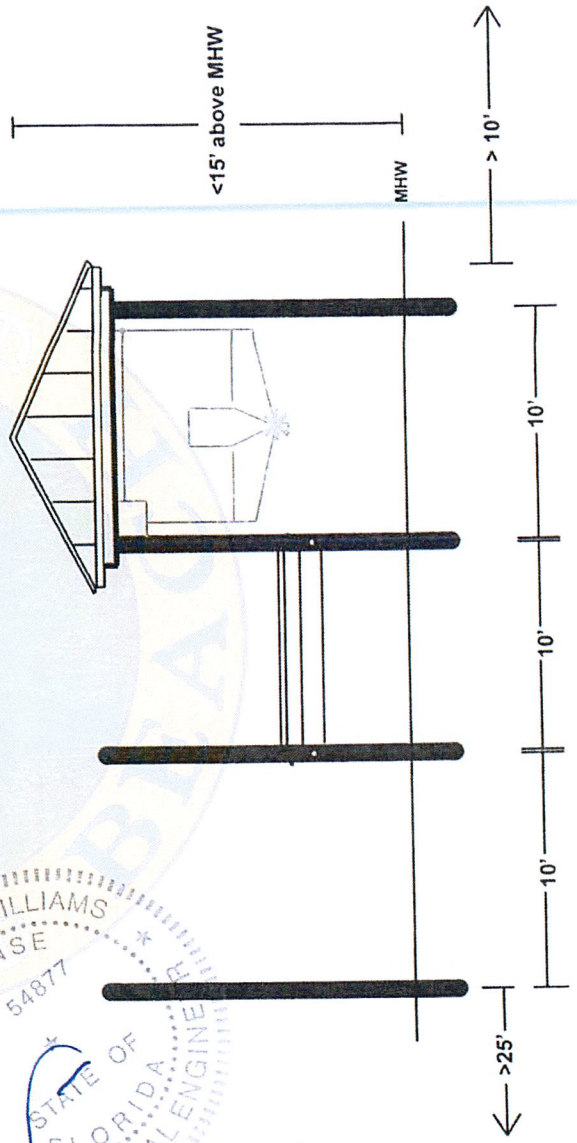
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ORIGINAL DATE:
CHECKED BY:
DRAWN BY:

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FL CA# 27412
206 LIVE OAK STREET
NEW SMYRNA BEACH, FL 32168
PHONE: 386.427.8431



NORTH ELEVATION



WEST ELEVATION

DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
-33.89 PSF (Per ASCE 7-10 SECTION 30.8)

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& FLORIDA BUILDING CODE 2017

THOMAS C. WILLIAMS LICENSE No 54877 STATE OF FLORIDA PROFESSIONAL ENGINEER

5/24/18

#54877

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N.S.B., FL 32168

WILLIAMS ENGINEERING PLC
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2868 Sunset Dr.
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Florida, 32168

SHEET:

of

ROOF DETAIL

DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

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+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

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#54877
5-28-18

206 LIVE OAK ST.
N.S.B., FL 32168

SHEET:
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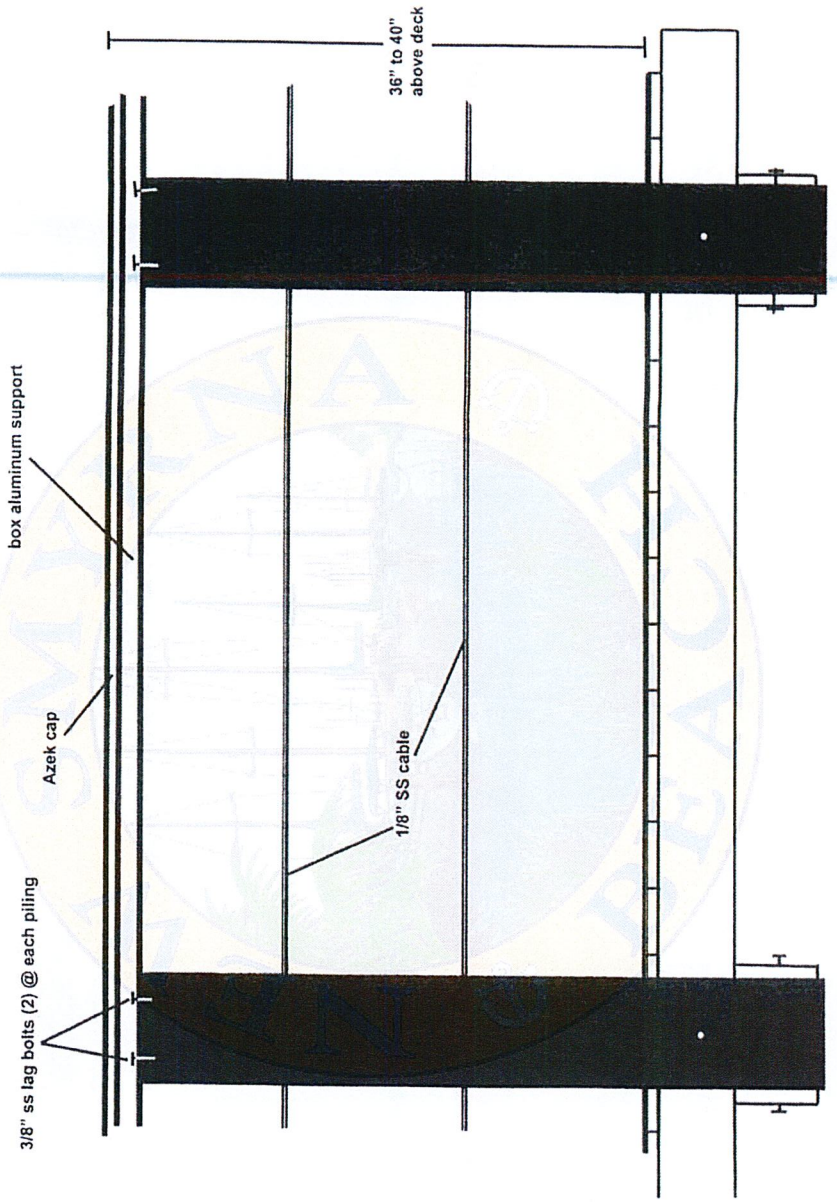
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PHONE: 386.427.8431

HANDRAIL



DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

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THOMAS C. WILLIAMS LICENSE No 54877 STATE OF FLORIDA PROFESSIONAL ENGINEER

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5-24-18
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N.S.B. FL 32168

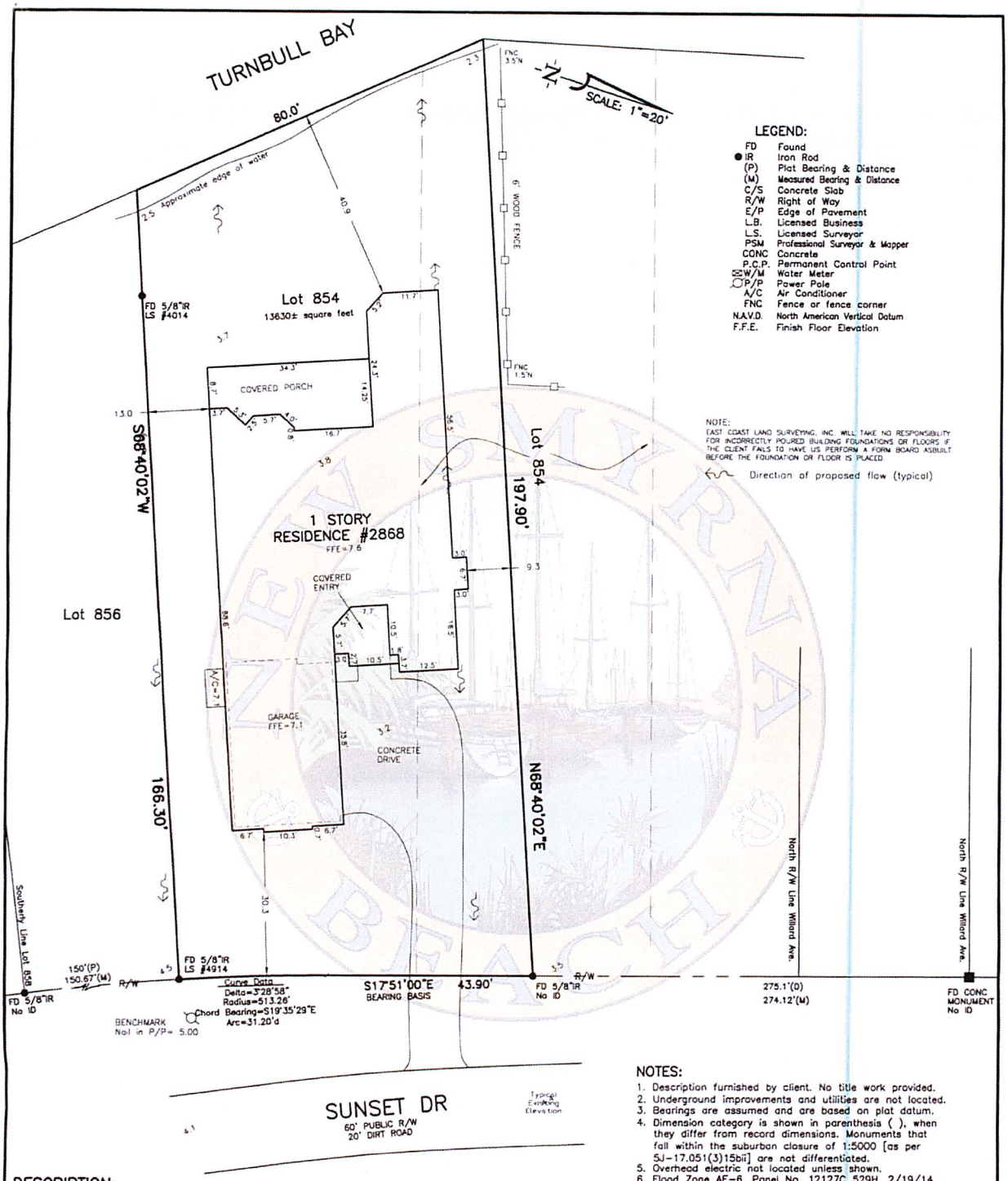
WILLIAMS ENGINEERING PLC
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Jeffery Reed
2868 Sunset Dr.
New Smyrna Beach
Florida, 32168

SHEET:
of



DESCRIPTION:

LOT 855, AND A PART OF LOT 854, TURNBULL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 851, SAID TURNBULL SHORES, RUN S.17°51'00"E ALONG THE EAST LINE OF LOTS 851, 852, 853 AND 854, SAID TURNBULL SHORES, A DISTANCE OF 175.10' TO THE POINT OF BEGINNING; THENCE CONTINUE S.17°51'00"E ALONG THE EAST LINE OF SAID LOTS 854 AND 855 A DISTANCE OF 43.90' TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.26', A CENTRAL ANGLE OF 3°28'58" AND A CHORD BEARING OF S.19°35'29"E; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID LOT 855, A DISTANCE OF 31.20'; THENCE S.68°40'02"W ALONG THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF 166.3' TO THE SHORELINE OF TURNBULL BAY; THENCE NORTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 80.0' MORE OR LESS; THENCE DEPARTING SAID SHORELINE, RUN N.68°40'02"E, PARALLEL TO AND 75' NORTH OF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF DISTANCE OF 197.9' TO THE POINT OF BEGINNING.

NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. Bearings are assumed and are based on plat datum.
4. Dimension category is shown in parenthesis ( ), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)(15b)] are not differentiated.
5. Overhead electric not located unless shown.
6. Flood Zone AE-6, Panel No. 12127C 529H, 2/19/14. as best ascertained from the Flood Insurance Rate Map. flood zone from Flagler Co Property Appraisers web site isn't verified or certified by this organization or surveyor.
7. Elevations are based on the NAVD of 1988 Elevations on natural ground have ±0.1' tolerance
8. Building coverage impervious area= 31%
8. All improvements shown are proposed at this time.

PREPARED FOR:
-- OLSEN CUSTOM HOMES
-- BRANCH BANKING & TRUST Co.
-- JEFFERY W REED
--

TYPE SURVEY: DATE OF FIELD-OFFICE WORK ORDER#
Boundary 04/08/16 05/04/16 1605023 ACS
Foundation
Foundation
Final

REVISIONS:

A1A EAST COAST LAND SURVEYING, LLC
1366 US Highway 1, Suite 602, Ormond Beach, FL 32174
PHONE (386) 437-0123 FAX (386) 437-0114

THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A Sanzone 05/04/16

ANTHONY SANZONE, PSM# 6309 LB #8107

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

Building Department
210 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

Revisions to Approved Plans
Permit #: 20180417Y

Date: 7/8/18

Owner's/Applicant's Name: Sunset Marine

Owner's/Applicant's Address 2868 Sunset dr.

Phone #: (386) 937-2806 E-Mail: sunsetmarinedocks@yaho

Job Address: 2868 Sunset dr

Original Contractor/Subcontractor: Sunset Marine Robert Wegner

License #: CBC 1254174 Added Value of Work: $ 1020.

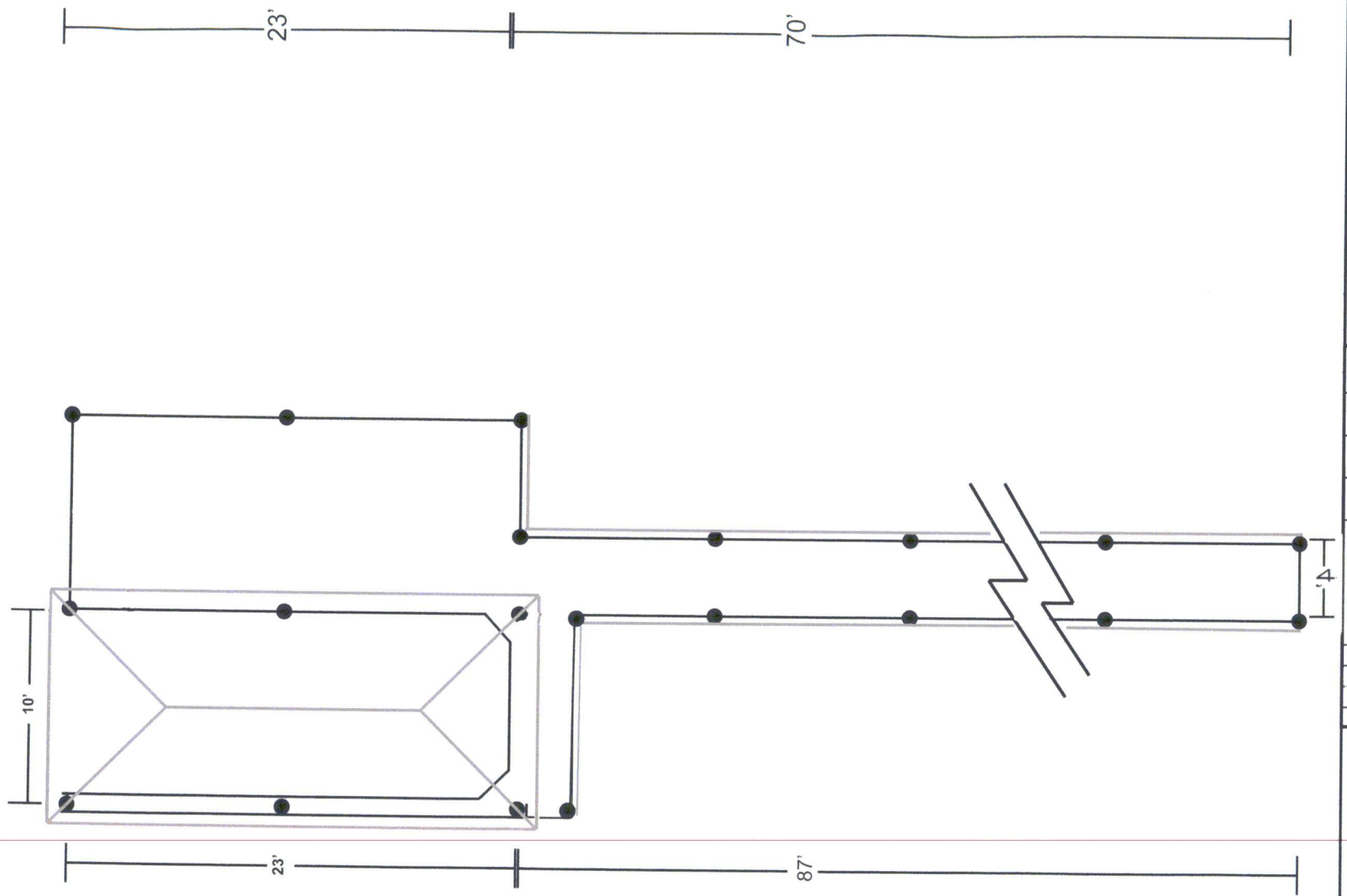
Submitted	Recheck	Revision	Str. Clalcs.	Soil Report	Red Line Plans	Responses, Letters & Reports
Residential		✓				
Commercial						
Electrical						
Mechanical						
Plumbing						
Other:						

Additional comments/revisions description:

Dock moved 15' to the North. (3) Mooring Piles removed, walkway exteaded 17' Past oysterbar

Fee Schedule:
1. Minor: $37.14
2. Major: $52.89

Plan Reviewer: _____ Date: _____



DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
-33.89 PSF (Per ASCE 7-10 SECTION 30.8)

THIS MEETS THE REQUIREMENTS OF ASCE 7-10
& FLORIDA BUILDING CODE 2017

#54877

_____-_____-_____

206 LIVE OAK ST.
N.S.B., FL 32168

NOTE: THESE DRAWINGS ARE ONLY A GRAPHIC REPRESENTATION AND SHOULD ONLY BE USED AS A GUIDE. INSTALLATION SHOULD BE DONE BY A LICENSED CONTRACTOR ONLY. THESE DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS HAVE BEEN PEPARED BY AND ARE OWNED BY, WILLIAMS ENGINEERING, P.L.C. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THEY MEET ALL CLIENT AND/OR CONTRACTOR REQUIRMENTS. THEY SHALL NOT BE USED BY ANYONE OTHER THEN THE INTENDED CLIENT AND SHALL HAVE ONLY A ONE TIME USE. NO OTHER USE OR REPRODUCTION OF THESE DOCUMENTS SHALL DONE WITHOUT THE WRITTEN PERMISSION OF WILLIAMS ENGINEERING, P.L.C. IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS IN THIS DOCUMENT. THE CLIENT/CONTRACTOR SHALL NOT HOLD WILLIAMS ENGINEERING, P.L.C. LIABLE FOR ANY ERRORS, OMISSIONS AND/OR DAMAGE.

WILLIAMS ENGINEERING PLC
FL CA# 27412
206 LIVE OAK STREET
NEW SMYRNA BEACH, FL 32168
PHONE: 386.427.8431

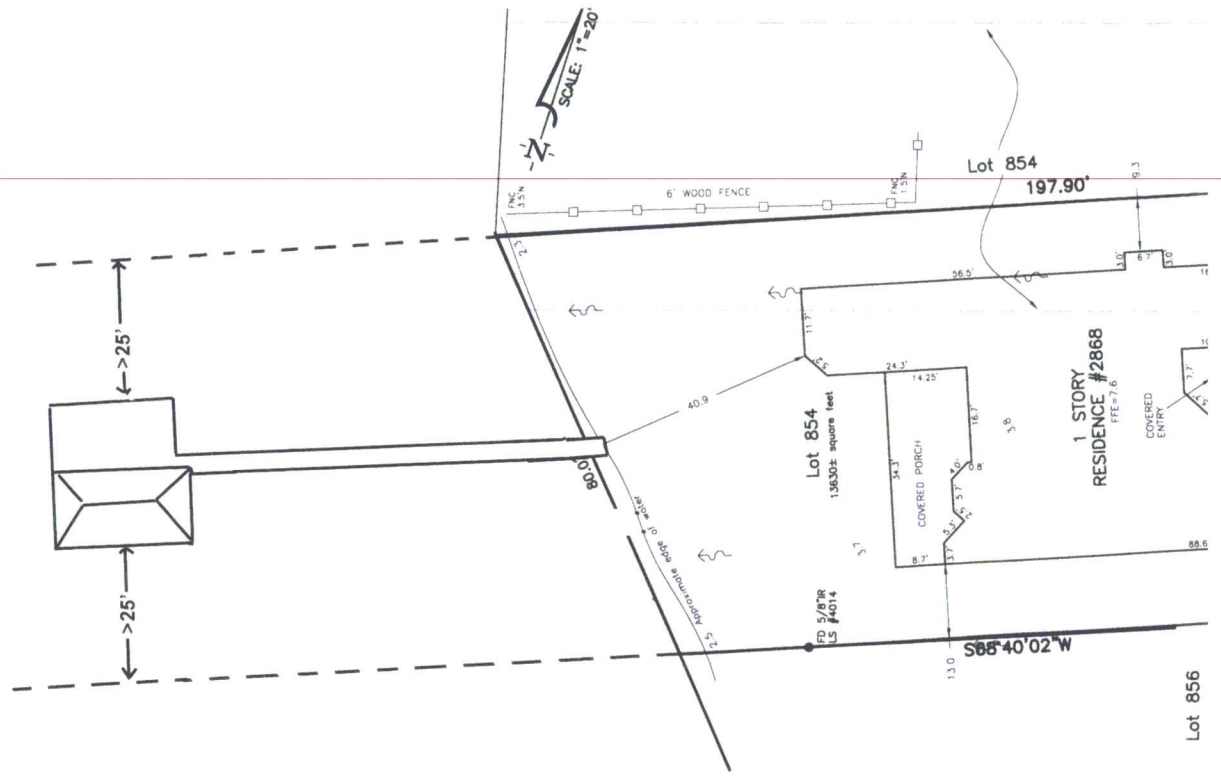
DRAWN BY:
CHECKED BY:
ORIGINAL DATE:
SCALE: AS NOTED
JOB No.:

REV. No.	DATE

Jeffery Reed
2868 Sunset Dr.
New Smyrna Beach
Florida, 32168

SHEET:

of



DESIGN WIND SPEED = 140 MPH
RISK CATEGORY I
EXPOSURE C – 15'
OPEN STRUCTURE WITH
MONOSLOPE, PITCHED or TROUGHED ROOF

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
+33.89 PSF (Per ASCE 7-10 SECTION 27.4.3)

MINIMUM DESIGN PRESSURE FOR M.W.F.R.S.
-33.89 PSF (Per ASCE 7-10 SECTION 30.8)

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#54877

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NOTE: THESE DRAWINGS ARE ONLY A GRAPHIC REPRESENTATION AND SHOULD ONLY BE USED AS A GUIDE. INSTALLATION SHOULD BE DONE BY A LICENSED CONTRACTOR ONLY. THESE DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS HAVE BEEN PEPARED BY AND ARE OWNED BY, WILLIAMS ENGINEERING, P.L.C. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THEY MEET ALL CLIENT AND/OR CONTRACTOR REQUIRMENTS. THEY SHALL NOT BE USED BY ANYONE OTHER THEN THE INTENDED CLIENT AND SHALL HAVE ONLY A ONE TIME USE. NO OTHER USE OR REPRODUCTION OF THESE DOCUMENTS SHALL DONE WITHOUT THE WRITTEN PERMISSION OF WILLIAMS ENGINEERING, P.L.C. IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS IN THIS DOCUMENT. THE CLIENT/CONTRACTOR SHALL NOT HOLD WILLIAMS ENGINEERING, P.L.C. LIABLE FOR ANY ERRORS, OMISSIONS AND/OR DAMAGE.

WILLIAMS ENGINEERING PLC
FL CA# 27412
206 LIVE OAK STREET
NEW SMYRNA BEACH, FL 32168
PHONE: 386.427.8431

DRAWN BY:
CHECKED BY:
ORIGINAL DATE:
SCALE: AS NOTED
JOB No.:

REV. No.	DATE

Jeffery Reed
2868 Sunset Dr.
New Smyrna Beach
Florida, 32168

SHEET:

of

803.04 Regulations pertaining to boats, boat docks, and boat docks with terminal platforms, covered boat slips/boathouses mooring poles, and other boat storage and docking facilities.

A. Boat docks, terminal platforms, boat slips, covered boat slips or boathouses, mooring poles, boat ramps, and docking facilities for non-commercial watercraft shall be permitted in accordance with Volusia County's Manatee Protection Plan, as amended, in any single family or two family residential parcel as an accessory use to the single family or two family use. These would be deemed standard facilities, and are subject to the following restrictions:

(1) No more than two (2) boat slips shall be allowed per parcel, whether covered or not covered. Single boat slips, whether covered or not, shall be limited to no more than 360 square feet, while double boat slips shall not exceed 600 square feet; and

(2) n lieu of a second boat slip, a parcel can have one (1) boat ramp not exceeding thirteen (13) feet in width.

D. The following regulations shall apply to all structures permitted pursuant to 803.04 A., B., and C. above:

(1) The maximum allowed height of a structure is fifteen (15) feet above the mean high waterline; for a second story deck the maximum allowed height is measured from the second floor and not the required handrails.

(2) No "standard" structure, including mooring poles, boathouses, boat docks, terminal platforms, access piers and walkways, boat lifts, and other boat storage and docking facilities shall be closer than ten (10) feet from the side lot lines and Florida Department of Environmental Protect (DEP) interpreted extensions of side lot lines waterward from the property water frontage line unless the structure is permitted or required to be located there as the result of a valid court order equitably prorating a basin among upland property owners. Such prohibition shall also apply to the storage, anchorage, or mooring of any boat.

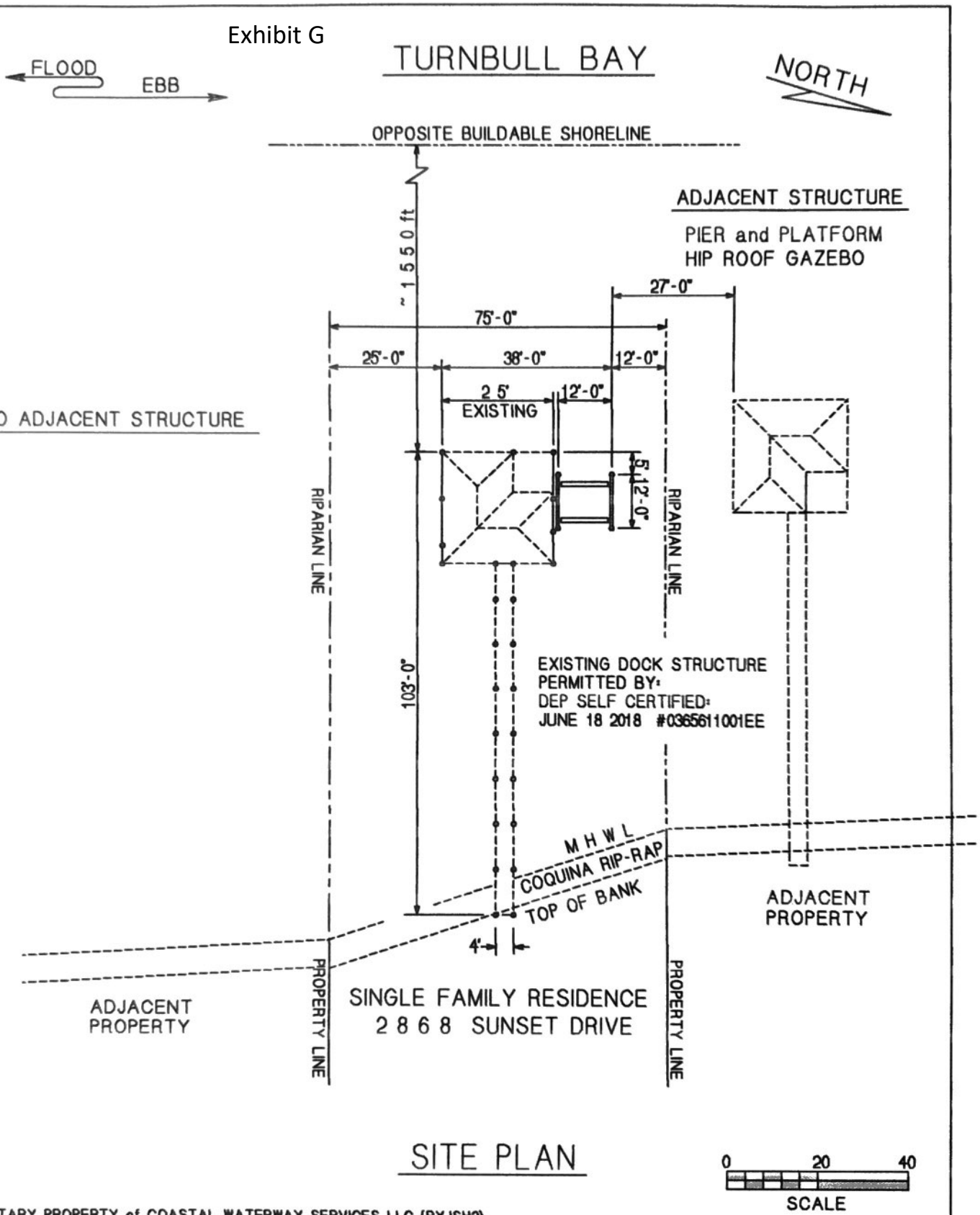
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(4) Terminal platforms may be covered by a roof so long as the area under the roof does not exceed the maximum allowed square footage for covered boat slips as outlined in [subsection] 803.04 A., B., and C above.

(5) The maximum footprint of a single family dock structure, not including a walk-way, gangway, or access pier five (5) feet in width or less, cannot exceed 1,000 square feet.

(6) All applicants must submit a copy of the DEP/Army Corp of Engineers permit or self-certification and Volusia County Manatee Protection Plan approval prior to erection of any facility allowed under this Section 803.04.

Exhibit G



SITE PLAN

0 20 40
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH2)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

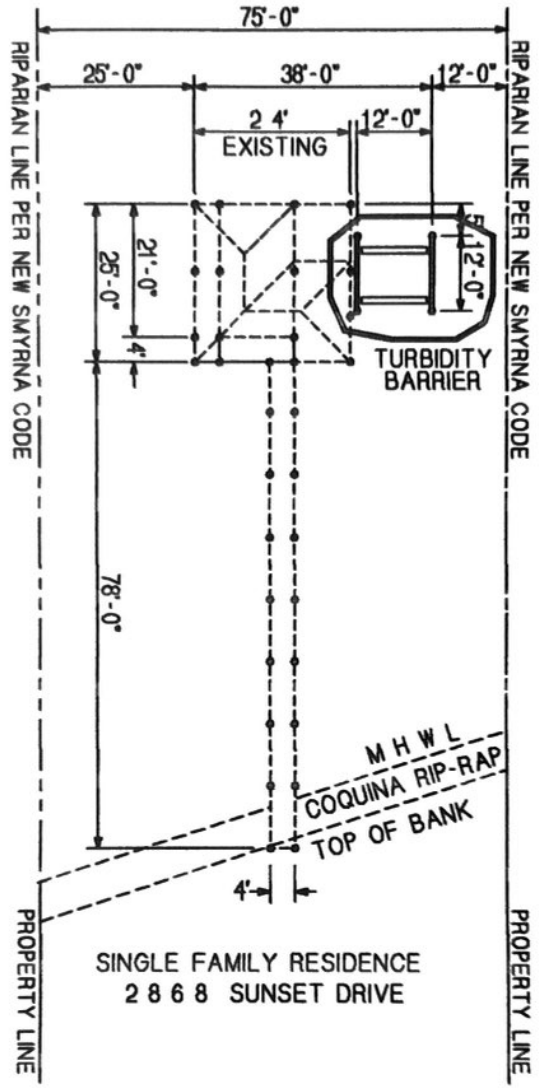
PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 2 OF 4
DATE: 18 APRIL 2024

Exhibit F

TURNBULL BAY

FLOOD
EBB

NORTH



EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE

PLAN VIEW

EXISTING STRUCTURE	
4 x 78	ACCESS PIER
9 x 25	PLATFORM
4 x 12	FINGER PIER
4 x 25	FINGER PIER
12 x 21	BOAT HOUSE
937 sf	TOTAL PRE-EMPTED AREA

PROPOSED STRUCTURE	
12 x 12	UNCOVERED BOAT LIFT

EXISTING PILE COUNT	
QTY	SIZE
24	8-10" DIA
9	10-12" DIA

PROPOSED NEW PILE	
QTY	SIZE
4	10-12" DIA

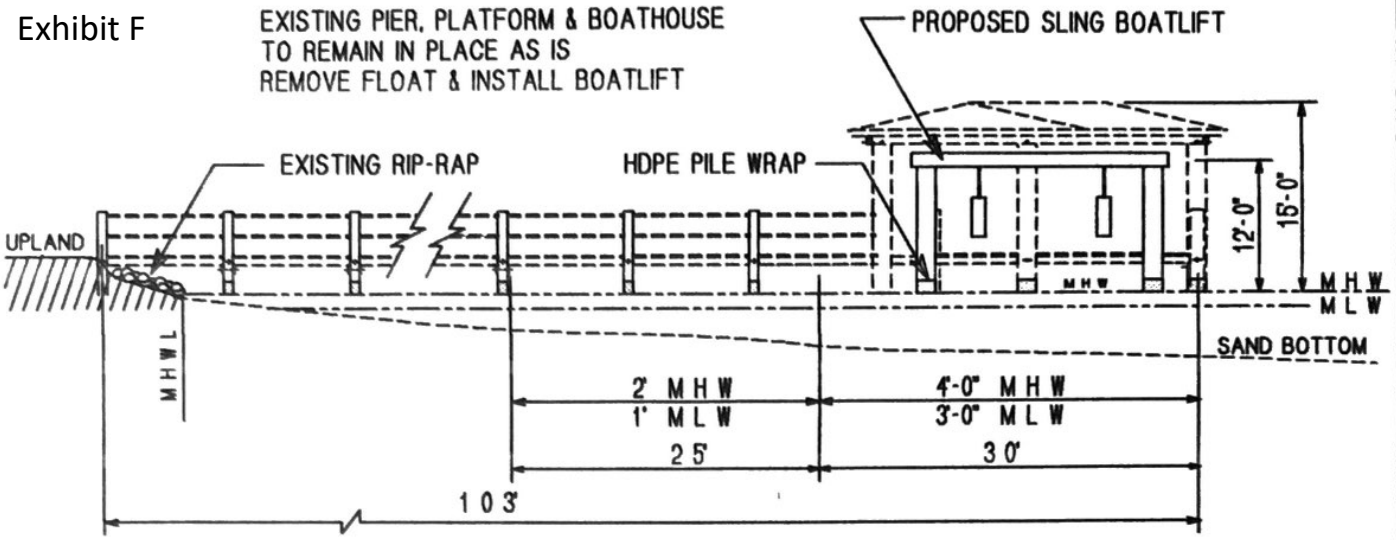
0 20 40
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH3)

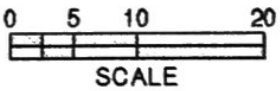
APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 3 OF 4
DATE: 18 APRIL 2024

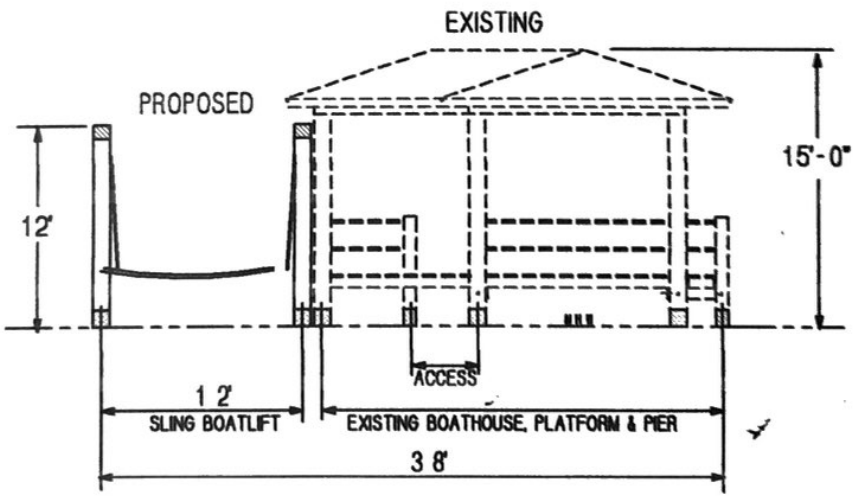
Exhibit F



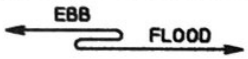
NORTH ELEVATION

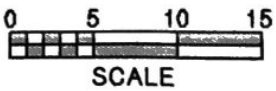


EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE



WEST ELEVATION





PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH4)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 4 OF 4
DATE: 18 APRIL 2024

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Electronic Submission
Notice of Intent to Use an Environmental Resource General Permit

You have successfully submitted a Notice of Intent to Use an Environmental Resource General Permit in accordance with Part IV of Chapter 62-330 F.A.C.. Your request was received on April 23, 2024.

Below is a copy of the details of your request for your records.

Facility Information

Site Name:	JEFFREY REED
Address Line 1:	2868 Sunset Dr
Address Line 2:	
City/State/Zip Code:	New Smyrna Beach, FL 32168 5614

Mailing Address

Address Line 1:	2868 Sunset Dr
Address Line 2:	
City/State/Zip Code:	New Smyrna Beach, FL 32168 5614

Applicant

Name:	JEFFREY REED
Address Line 1:	2868 Sunset Dr
Address Line 2:	
City/State/Zip Code:	New Smyrna Beach, FL 32168 5614
Phone Number:	(407) 697-4507
Extension:	
Cell Number:	(407) 697-4507
Fax Number:	
E-mail Address:	JWREED@FEDINS.COM

Agent

Name:	Janice Steele
Address Line 1:	1710 Weeping Elm Cir
Address Line 2:	
City/State/Zip Code:	Port Orange, FL 32128 7542
Phone Number:	(386) 760-4520
Extension:	
Cell Number:	
Fax Number:	
E-mail Address:	dock-permits@cfl.rr.com

Property Owner

Name:	JEFFREY REED
Address Line 1:	2868 Sunset Dr
Address Line 2:	
City/State/Zip Code:	New Smyrna Beach, FL 32168 5614
Phone Number:	(407) 697-4507
Extension:	
Cell Number:	(407) 697-4507
Fax Number:	
E-mail Address:	JWREED@FEDINS.COM

Project Information

Tax Parcel Identification Number(s):	6336-01-00-8550
Anticipated Commencement Date:	06/03/2024
Anticipated Completion Date:	06/06/2024
Project Name (including Phase):	JEFFREY REED BOATLIFT

General Permits Requested:

Permit Category	Permit Subcategory	Application #	Amount Paid
Boating and navigation-related projects	Docks and piers	0365611-003	$250.00

Fee Type	Amount
State Lands Processing Fee	$0.00

Project Description:

ADDITION OF UNCOVERED BOAT LIFT TO EXISTING DOCK. DOCK WAS PERMITTED INCORRECTLY WITH A DEP SELF CERTIFICATION # 0365611001EE, 6/18/2018 IN TURNBULL BAY WHICH IS OUTSTANDING FLORIDA WATERS AND IS GREATER THAN 500 SF QUALIFIES FOR A GENERAL PERMIT. ALSO TO BRING THE EXISTING DOCK INTO COMPLIANCE WITH A GENERAL PERMIT. SEE TABLE 4 AND EXISTING SITE PICS ATTACHED AND DRAWINGS.

See Attachments

Wetlands Information:

Construction Methods:

EQUIPMENT SHALL INCLUDE BUT NOT LIMITED TO A MOTORIZED CONSTRUCTION BARGE WITH SURFACE MOUNTED CRANE AND WATER PUMP. BARGE DRAFT VARIES FROM 18 INCHES UNLOADED TO 24 INCHES AT MAXIMUM LOAD CAPACITY. ALL CONSTRUCTION MATERIALS, PILES, STRINGERS, HEADERS, DECKING ETC. WILL BE STORED ABOVE THE MEAN HIGH WATER LINE ON THE UPLAND OR ON THE BARGE, NEVER IN THE WATER. A TURBIDITY BARRIER WILL BE USED THROUGH OUT CONSTRUCTION. (4) 10 INCH MARINE PILES (NEW)TO BE INSTALLED USING A CRANE TO A MINIMUM OF 5 FOOT JETTED AND 5 FOOT DRIVEN WITH DROP/VIBRATORY HAMMER OR TO HARD PAN. TOTAL PROJECT TIME IS APPROXIMATELY 3 DAYS DURATION. (24) 8 INCH AND (9) 10 INCH PILES ALREADY INSTALLED IN PRIOR PERMIT IN 2018 APPLICANT WILL COMPLY WITH MANATEE IN WATER CONDITIONS & ADHERE TO DOCK CONSTRUCTION GUIDELINES & SEA TURTLE & SMALL TOOTH SAWFISH CONDITIONS AND RIGHT WHALE VESSEL STRIKE AVOIDANCE MEASURES AND REPORTING FOR MARINERS ATTACHED TO THIS APPLICATION.
See Attachments

Additional Information:

N/A

Attachments:

File Description: SWERP Supporting Document - RIGHT WHALE COORDINA
File Name: O-RIGHT WHALE STRIKE AVOIDANCE MS.pdf
File Hash: c59265c42042085a18d02035586d3197bcf3034150f3fd0416f79e2871caf95b

File Description: SWERP Supporting Document - MANATEE CONDITIONS
File Name: M-MANATEE CONDITIONS.pdf
File Hash: 318644601fc99cf064057344a752cbf41115c0d4bce5a43ac630d4a744d59501

File Description: SWERP Supporting Document - ACOE DOCK GUIDELINES
File Name: L-ACOE dock construction guidelines 2017-11-29.pdf
File Hash: e8dc53081cae6572ce13a4d78ab55648f37f05b58700063f9cc1ab7a3181b503

File Description: SWERP Supporting Document - SAWTOOTH AND TURTLE

File Name: K-SAWTOOTH AND SEATURTLE CONDITIONS.pdf
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File Description: SWERP Supporting Document - DIRECTIONS
File Name: J-DIRECTIONS.pdf
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File Description: SWERP Supporting Document - AERIAL DISTANCE
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File Description: SWERP Supporting Document - SETBACK WAIVER
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File Description: SWERP Supporting Document - TABLE 4
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File Description: SWERP Supporting Document - DRAWINGS
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File Hash: ffde5bf857f4aeae46f275fa5cb86c6c8cc10332ccc285df20e4a5db5da8ee2c

File Description: SWERP Supporting Document - SITE MAP
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File Name: A-Signature page.pdf
File Hash: 9a9ddd4c171b2dca4989ebd8b0099fe7ad9bd7c7ddb59f605eda663a78f1b057

Notification Submitted By

Name:	Janice Steele
Phone Number:	(386) 760-4520
E-mail Address:	dock-permits@cfl.rr.com

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact Central District by e-mail at DEP_CD@dep.state.fl.us.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Electronic Submission
Application for an Individual or Conceptual Permit
Section F - Application for Authorization to Use State-Owned Submerged Lands

Type of Authorization Requested:

Exceptions:

	Construction or maintenance of a county water or sewer system under Section 153.04 F.S.
	Removal of material from the area adjacent to an intake or discharge structure under 403.813(1)(f), F.S.
	Removal of organic detrital material under Section 403.813(1)(r) or (u), F.S.
	Construction of floating vessel platforms under Section 403.813(1)(s), F.S.
	Trimming or alteration of mangroves under Sections 403.9321 through 403.9334, F.S.

Consent by Rule:

X	**Section 403.813(1), F.S., paragraphs (a); (b), provided that the structure is the only dock or pier on a parcel and it is not a private residential multi-family dock with three or more slips.**
	Section 403.813(1), F.S., paragraphs (c); (d); (e); (f), provided that no severance fee is required under Rule 18-21.011, F.A.C., and the existing activity has a valid Board of Trustees authorization.
	Section 403.813(1), F.S., paragraphs (g); (h); (i), provided that no private residential multi-family dock or pier is constructed.
	Section 403.813(1), F.S., paragraph (k), provided that any channel markers delineate existing and authorized or permitted navigation channels.

Letter of Consent:

X	**One minimum-size private residential single-family dock (see definition in Rule 18-21.003, F.A.C.).**
	Private residential single-family or multi-family docks, piers, boat ramps, and similar existing and proposed activities that cumulatively preempt no more than

	10 square feet of sovereignty submerged land for each linear foot of the applicant's riparian shoreline, along sovereignty submerged land on the affected waterbody within a single plan of development (see "preempted area" definition in Rule 18-21.003, F.A.C.).
	Private channels that provide access to an upland single-family or multi-family residential parcel and that measures no more than 10 square feet of sovereignty submerged land for each linear foot of the applicant's riparian shoreline along sovereignty submerged land on the affected waterbody within a single plan of development.
	Seawalls, bulkheads, or other shoreline stabilization structures no more than three feet waterward of mean or ordinary high water.
	Placement, replacement, or repair of riprap, groins, breakwaters, or intake and discharge structures no more than ten feet waterward of the line of mean or ordinary high water.
	Restoration and nourishment of naturally occurring sandy beaches, including borrow areas to be used for five years or less.
	Artificial reefs or fish attractors that are constructed for public use.
	Public docks or piers that are exempt from permit requirements under Section 403.813(1), F.S., or that qualify as minimum-size docks or piers or are less than or equal to the 10:1 preempted area to shoreline ratio; public boat ramps; public channels; or public swimming areas, provided that all such structures or activities are owned and operated by governmental entities and any revenues collected are used solely for operation and maintenance of the structure or adjacent public recreational facilities.
	Ski course buoys and ski jumps not associated with revenue-generating water skiing activities.
	Removal of wrecked, abandoned or derelict vessels or structures.
	Habitat restoration.

Lease:

	Private residential single-family or multi-family docks or piers, other docks or piers, boat ramps, or other similar activities that do not qualify for a letter of consent.
	Private residential multi-family docks designed or used to moor three or more vessels within aquatic preserves.
	Docks designed or used to moor ten or more vessels in Monroe County.
	Commercial/industrial docks, as defined in Rule 18-18.004, F.A.C., in Biscayne Bay Aquatic Preserve, as required by paragraph 18-18.006(3)(c), F.A.C.
	All revenue-generating activities.
	Oil and gas exploration and development.
	Open-water mooring fields.
	Mining.

Easement:

	Utility crossings and rights of way.
	Road and bridge crossings and rights of way, including such structures built prior to the need to obtain an easement when proposed for modification or repair.
	Groins, breakwaters, and shoreline protection structures, except when constructed as part of a docking facility that requires a lease.
	Public navigation projects other than public channels.
	Private residential channels that do not qualify for a letter of consent, and channels that provide access to revenue-generating facilities in uplands.
	Oil, gas and other pipelines.
	Intake and discharge structures more than 10 feet waterward of the mean or ordinary high water line.
	Spoil disposal sites.
	Borrow areas that will be used for longer than five years for beach nourishment.
	Public water management projects other than public channels.
	Treasure salvage (Cultural Resource Recovery).

Subject: Notice of Intent to Use an ERP
From: <no-reply@dep.state.fl.us>
Date: 4/23/2024 3:59 PM
To: <dock-permits@cfl.rr.com>
CC: <DEP_CD@dep.state.fl.us>

DEP Logo

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Submission

April 23, 2024

Janice Steele
JEFFREY REED
2868 Sunset Dr
New Smyrna Beach, FL 32168 5614
Project Location (in Decimal Degrees): 29.066506 X -80.961941

This is to acknowledge that your Notice of Intent to Use an General Environmental Resource Permit in accordance with Part IV of Chapter 373, F.S., and Chapter 62-330 F.A.C. was received on **April 23, 2024**.

In accordance with Chapters 253 and 258 (as applicable), F.S., and Chapters 18-21, 18-20 and 18-18 (as applicable), F.A.C., activities on state-owned submerged lands also must be authorized by the Board of Trustees of the Internal Improvement Trust Fund (BOT). The Staff will use the information provided in this submittal to determine if an additional authorization to perform works on these lands is required.

Projects within waters of the United States may also require federal authorization from the US Army Corps of Engineers (USACE). Staff will review your application and determine whether your project qualifies for federal authorization under Florida's State Programmatic General Permit (SPGP). If your project does not qualify for SPGP, you are responsible for separately applying to the Corps for any required federal authorization using the appropriate federal application form. More information about federal permitting can be found online in the Jacksonville District Regulatory Division Sourcebook. **The Department will not send a copy of your application to the Corps.**

Your project may also require other state, federal and/or local authorizations. You are responsible for obtaining all necessary approvals prior to beginning your project.

If you chose to include electronic copies of any required documents, please submit those as soon as possible, to the address listed below. Processing of your application may be delayed until these documents are received. Please include your application number with all submittals.

The DEP District Office for your project is:

Central District
3319 Maguire Blvd Orlando FL 32803
DEP_CD@dep.state.fl.us

Please contact the district office for any questions regarding your project.

You can monitor the progress of your application, by visiting our Permitting Application Public Reports using the following link: https://prodapps.dep.state.fl.us/webpa/PublicPAreports/PASearch?appid=0365611-003
Please allow one to two business days for your permit status to appear.

Receipt Information

Permit Category	Permit Subcategory	Application #	Amount Paid
Boating and navigation-related projects	Docks and piers	0365611-003	$250.00

Fee Type	Amount
State Lands Processing Fee	$0.00

Attachments:

Part 1.1.2	0 bytes
318578e5ce1a6e49f88ee4a01dc771a9.pdf	105 KB

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Payment Receipt

Remittance ID:	1739944
Remittance Date:	04/23/2024 03:58:12 PM
Name:	JEFFREY REED
Address:	2868 SUNSET DR NEW SMYRNA BEACH, FL 32168
Payment Type:	FDEP Notice of Intent to Use an ERP General Permit
Amount:	$250.00

Vessel Strike Avoidance Measures and Reporting for Mariners NOAA Fisheries Service, Southeast Region

Background

The National Marine Fisheries Service (NMFS) has determined that collisions with vessels can injure or kill protected species (e.g., endangered and threatened species, and marine mammals). The following standard measures should be implemented to reduce the risk associated with vessel strikes or disturbance of these protected species to discountable levels. NMFS should be contacted to identify any additional conservation and recovery issues of concern, and to assist in the development of measures that may be necessary.

Protected Species Identification Training

Vessel crews should use an Atlantic and Gulf of Mexico reference guide that helps identify protected species that might be encountered in U.S. waters of the Atlantic Ocean, including the Caribbean Sea, and Gulf of Mexico. Additional training should be provided regarding information and resources available regarding federal laws and regulations for protected species, ship strike information, critical habitat, migratory routes and seasonal abundance, and recent sightings of protected species.

Vessel Strike Avoidance

In order to avoid causing injury or death to marine mammals and sea turtles the following measures should be taken when consistent with safe navigation:

1. Vessel operators and crews shall maintain a vigilant watch for marine mammals and sea turtles to avoid striking sighted protected species.

2. When whales are sighted, maintain a distance of 100 yards or greater between the whale and the vessel.

3. When sea turtles or small cetaceans are sighted, attempt to maintain a distance of 50 yards or greater between the animal and the vessel whenever possible.

4. When small cetaceans are sighted while a vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until the cetacean has left the area.

5. Reduce vessel speed to 10 knots or less when mother/calf pairs, groups, or large assemblages of cetaceans are observed near an underway vessel, when safety permits. A single cetacean at the surface may indicate the presence of submerged animals in the vicinity; therefore, prudent precautionary measures should always be exercised. The vessel shall attempt to route around the animals, maintaining a minimum distance of 100 yards whenever possible.

6. Whales may surface in unpredictable locations or approach slowly moving vessels. When an animal is sighted in the vessel's path or in close proximity to a moving vessel and when safety permits, reduce speed and shift the engine to neutral. Do not engage the engines until the animals are clear of the area.

Additional Requirements for the North Atlantic Right Whale

1. If a sighted whale is believed to be a North Atlantic right whale, federal regulation requires a minimum distance of 500 yards be maintained from the animal (50 CFR 224.103 (c)).

2. Vessels entering North Atlantic right whale critical habitat are required to report into the Mandatory Ship Reporting System.

3. Mariners shall check with various communication media for general information regarding avoiding ship strikes and specific information regarding North Atlantic right whale sighting locations. These include NOAA weather radio, U.S. Coast Guard NAVTEX broadcasts, and Notices to Mariners. Commercial mariners calling on United States ports should view the most recent version of the NOAA/USCG produced training CD entitled "A Prudent Mariner's Guide to Right Whale Protection" (contact the NMFS Southeast Region, Protected Resources Division for more information regarding the CD).

4. Injured, dead, or entangled right whales should be immediately reported to the U.S. Coast Guard via VHF Channel 16.

Injured or Dead Protected Species Reporting

Vessel crews shall report sightings of any injured or dead protected species immediately, regardless of whether the injury or death is caused by your vessel.

Report marine mammals to the Southeast U.S. Stranding Hotline: 877-433-8299
Report sea turtles to the NMFS Southeast Regional Office: 727-824-5312

If the injury or death of a marine mammal was caused by a collision with your vessel, responsible parties shall remain available to assist the respective salvage and stranding network as needed. NMFS' Southeast Regional Office shall be immediately notified of the strike by email (takereport.nmfsser@noaa.gov) using the attached vessel strike reporting form.

For additional information, please contact the Protected Resources Division at:

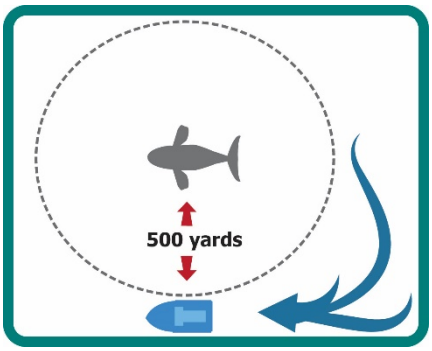
NOAA Fisheries Service
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701
Tel: (727) 824-5312
Visit us on the web at http://sero.nmfs.noaa.gov

North Atlantic Right Whale Information Form

Federal Regulations Governing the Approach to North Atlantic Right Whales



1. Federal regulations governing the approach to North Atlantic right whales can be found at 50 CFR 224.103(c). It is illegal to approach and remain within 500 yards of right whales; 500 yards is equal to the distance of 5 football fields.



   Prohibitions on approaching right whales are as follows (Excerpts from 50 CFR 224.103(c), available at www.ecfr.gov): Unless otherwise lawfully allowed or unless doing so would create an imminent and serious threat to a person or vessel, it is unlawful to:
   - *(i) Approach (including by interception) within 500 yards (460 m) of a right whale by vessel*
   - *(ii) Fail to undertake required right whale avoidance measures. If underway, a vessel must steer a course away from the right whale and immediately leave the area at a slow safe speed.*

2. Updates can be downloaded from:
   a. http://www.nmfs.noaa.gov/pr/species/mammals/cetaceans/rightwhale_northatlantic.htm, or
   b. www.ecfr.gov

Part 2: Certification

I hereby certify I have read and will conduct the above activities in accordance with the criteria, limitations, and specific conditions of the general permit identified in Part 1 Section A, and in accordance with the general conditions of Rule 62-330.405, F.A.C. Unless otherwise provided in Chapter 62-330, F.A.C., activities conducted pursuant to the above general permit may commence thirty (30) days after providing written notice to the Department of Environmental Protection or the Water Management District, along with any required additional documentation which may be required to fulfill the requirements of the general permit, unless the Agency responds that the proposed work does not qualify for a general permit.

I understand I may have to provide any additional information/data that may be necessary to provide reasonable assurance or evidence that the proposed project will comply with the applicable state water quality standards or other environmental standards both before construction and after the process is completed.

I further acknowledge that work done under this general permit may also require the review and approval of other federal, state, or local agencies, and that commencement of construction before such federal, state, or local agency approvals or permits are obtained may subject me to enforcement action and fines or penalties by such agencies. Further, the work shall be conducted in a manner that does not violate applicable water quality standards.

JANICE STEELE, MGR
COASTAL WATERWAY SERVICES LLC
Typed/Printed Name of Applicant or Agent

Janice M Steele
Signature of Applicant or Agent

4/19/24
Date

An Agent May Sign Above If Applicant Completes the Following:
I hereby designate and authorize the agent listed in Item Part 1 Section C to act on my behalf as my agent in the processing of this permit application and to furnish on request, supplemental information in support of the application.

JEFFREY W. REED
Typed/Printed Name of Applicant
(And corporate title, if applicable)

Jeffrey W Reed
Signature of Applicant

Date 2-18-24

Certification of Sufficient Real Property Interest and Authorization for Staff to Access the Property:

I certify that:

☒ **I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I,** over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having **the power of eminent domain and condemnation authority**, and I/we shall make appropriate arrangements to enable staff of the Agency to access, inspect, and sample the property as described above.

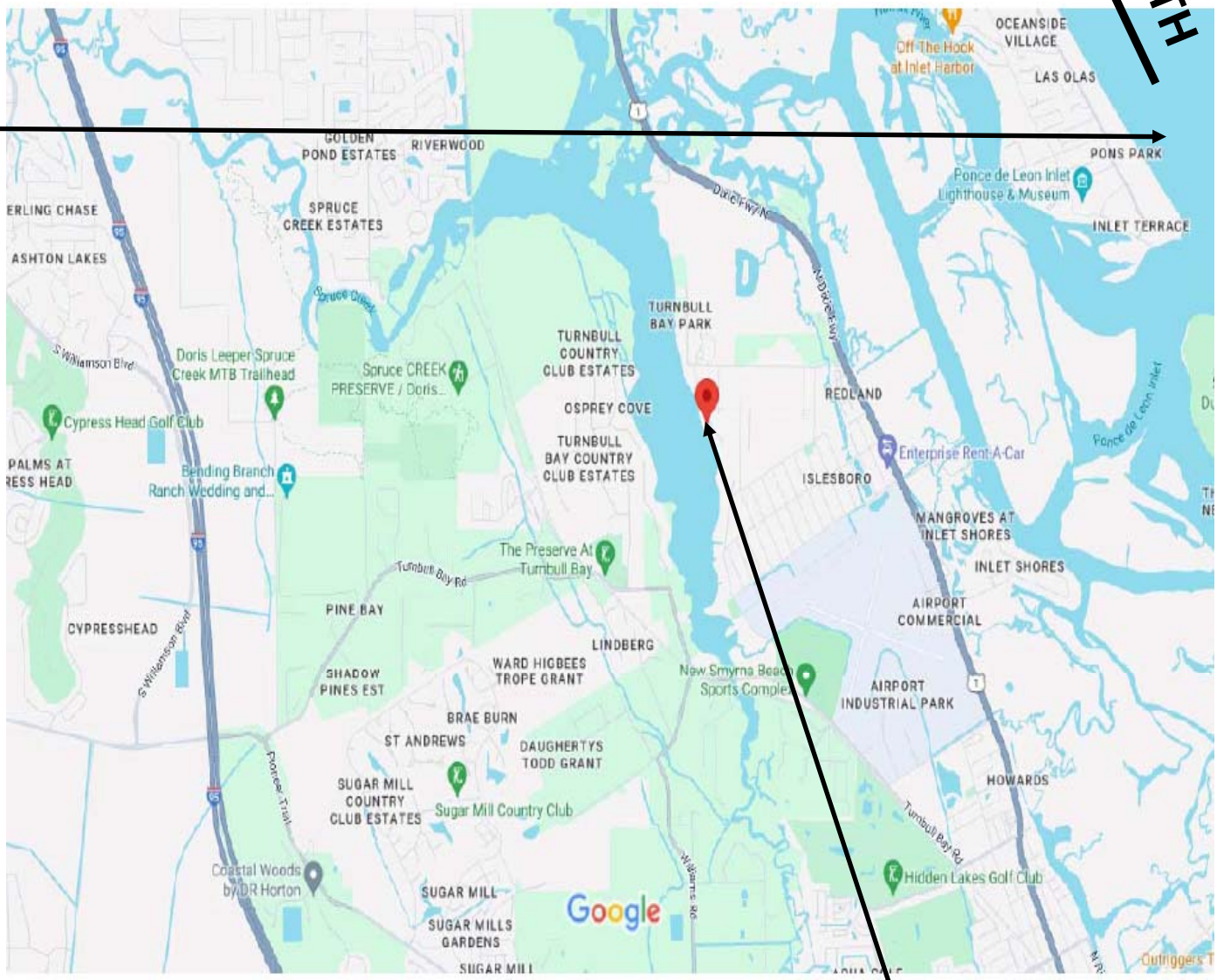
JEFFREY W. REED
Typed/Printed Name of Applicant
(And corporate title, if applicable)

Jeffrey W Reed
Signature of Applicant

2-18-24
Date

NORTH

INTRACOASTAL WATERWAY



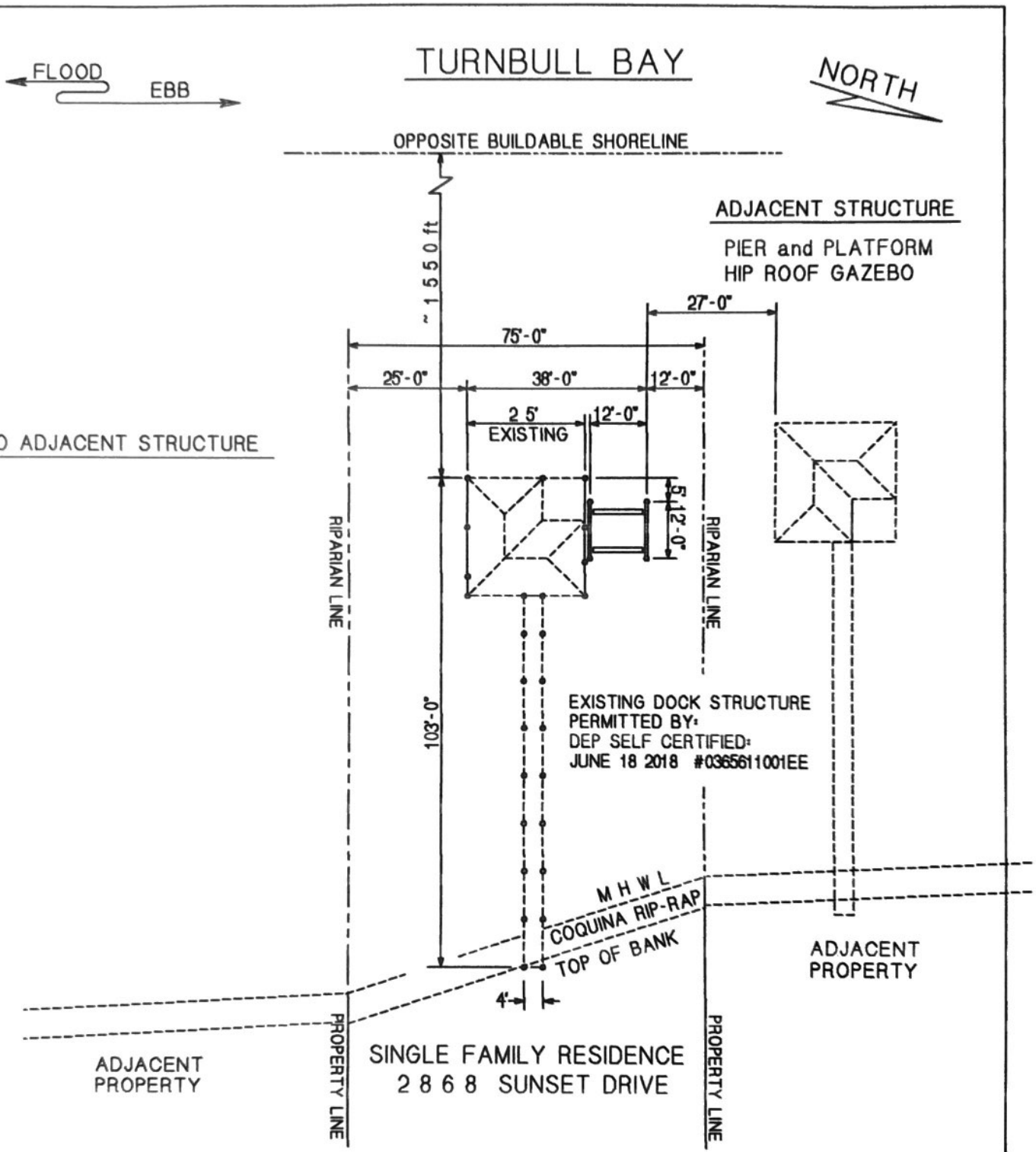
PROJECT LOCATION

JEFFREY REED
2868 SUNSET DRIVE
NEW SMYRNA BEACH, FL 32168

VICINITY MAP

SCALE: NONE

APPLICANT:	JEFFREY REED	PURPOSE: ADDITION OF BOATLIFT TO EXISTING DOCK	
WATER BODY:	TURNBULL BAY	ORIGINAL WORK: XXX	MAINTENANCE:
COUNTY:	VOLUSIA	SHEET NO:	1 OF 5
DATUM:		DATE::	18 APRIL 2024



SITE PLAN

0 20 40
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH2)

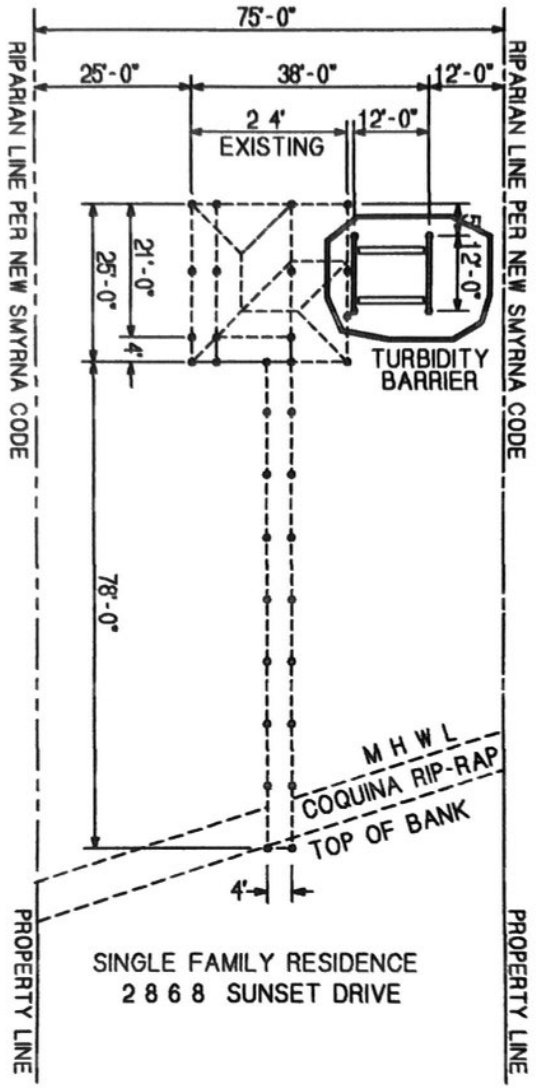
APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 2 OF 4
DATE: 18 APRIL 2024

TURNBULL BAY

FLOOD
EBB

NORTH



EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE

PLAN VIEW

EXISTING STRUCTURE	
4 x 78	ACCESS PIER
9 x 25	PLATFORM
4 x 12	FINGER PIER
4 x 25	FINGER PIER
12 x 21	BOAT HOUSE
937 sf	TOTAL PRE-EMPTED AREA

PROPOSED STRUCTURE	
12 x 12	UNCOVERED BOAT LIFT

EXISTING PILE COUNT

QTY	SIZE
24	8-10" DIA
9	10-12" DIA

PROPOSED NEW PILE

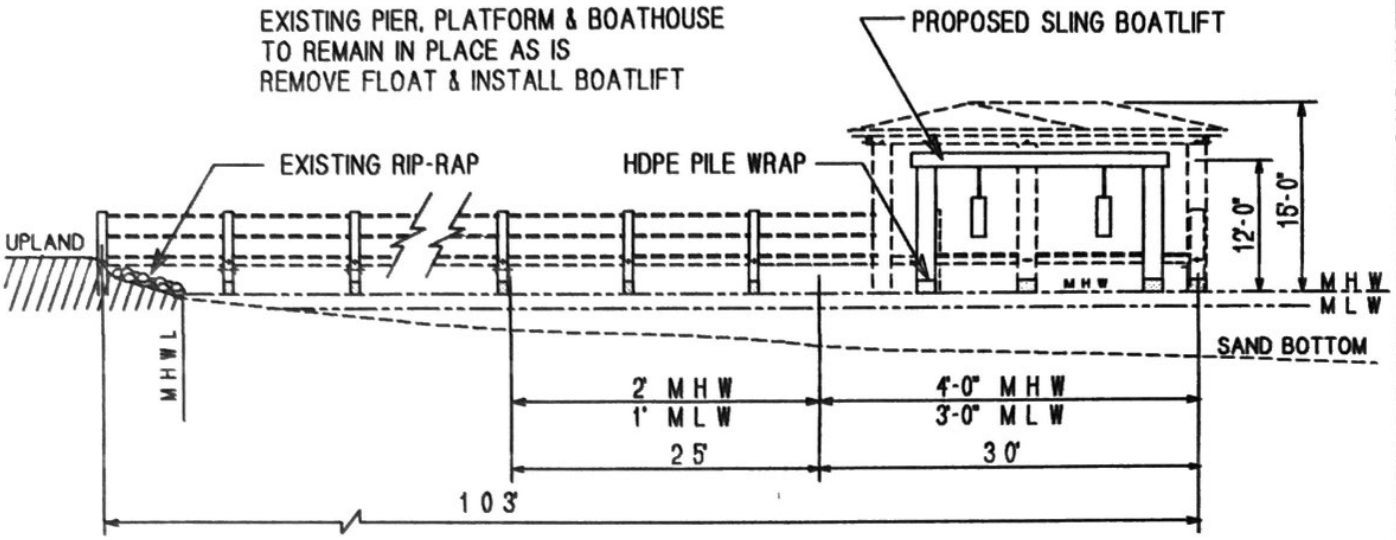
QTY	SIZE
4	10-12" DIA

0 20 40
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH3)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

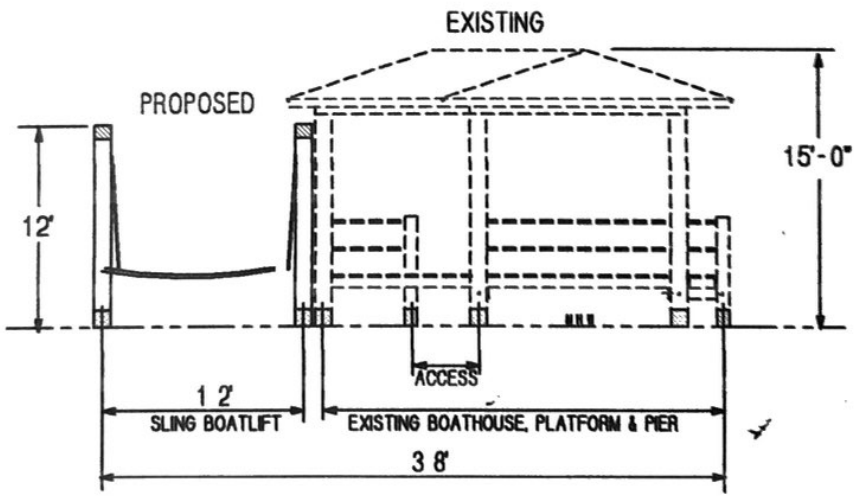
PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 3 OF 4
DATE: 18 APRIL 2024



NORTH ELEVATION

0 5 10 20
SCALE

EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE



WEST ELEVATION

EBB
FLOOD

0 5 10 15
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH4)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 4 OF 4
DATE: 18 APRIL 2024

TABLE 4:

JEFFREY REED, 2868 SUNSET DRIVE, NEW SMYRNA BEACH, FL 32168

Type of Structure*	Type of Work**	Number of Identical Docks	Length (feet)	Width (feet)	Height (feet)	Total square feet over water	Number of slips
EXISTING STRUCTURES TO REMAIN. PERMITTED INCORRECTLY WITH DEP SELF CERTIFICATION IN OUTSTANDING FLORIDA WATERS, TURNBULL BAY 6/18/2018 # 0365611001EE, (GREATER THAN 500SF)							
ACCESS PIER	**EXISTING TO REMAIN**	**1**	**78**	**4**	**↑ 3 FT ABOVE MHWL**	**312**	**0**
PLATFORM	**EXISTING TO REMAIN**	**1**	**25**	**9**	**↑ 3 FT ABOVE MHWL**	**225**	**0**
FINGER PIER	**EXISTING TO REMAIN**	**1**	**12**	**4**	**↑ 3 FT ABOVE MHWL**	**48**	**0**
FINGER PIER	**EXISTING TO REMAIN**	**1**	**25**	**4**	**↑ 3 FT ABOVE MHWL**	**100**	**0**
COVERED BOATHOUSE	**EXISTING TO REMAIN**	**1**	**21**	**12**	**N/A**	**252**	**1**
ADDITION OF UNCOVERED BOATLIFT	**NEW**	**1**	**12**	**12**	**N/A**	**0**	**1**
FLOATING DOCK	**EXISTING TO BE REMOVED**						

	TOTALS:	Existing	Proposed
*Dock, Pier, Finger Pier, or other structure (please specify what type)	Number of Slips	**1**	**2 TOTAL**
**New, Replaced, Existing (unaltered), Removed, or Altered/Modified	Square Feet over the water	**937**	**937 SF**

Use of Structure: **SINGLE FAMILY PRIVATE DOCK**

Will the docking facility provide:

Live-aboard Slips? If yes, Number: **NONE**

Fueling Facilities: If yes, Number **NONE**

Sewage Pump-out Facilities? If yes, Number: **NONE**

Other Supplies or Services Required for Boating (excluding refreshments, bait and tackle)

☐ Yes **X** No

Type of Materials for Decking and Pilings (i.e., CCA, pressure treated wood, plastic, or concrete)

Pilings **2 . 5 CCA P.T. TIMBER PILES WITH HDPE PILE WRAP OR EQUIVALENT 1' ↑ MHW TO RIVER BOTTOM**

Decking **P.T. DECKING**

Proposed Dock-Plank Spacing (if applicable) **NO > 1/2 INCH AFTER SHRINKAGE**

Proposed Size (length and draft), Type, and Number of Boats Expected to Use or Proposed to be Mooring at the facility): **1 MOTORIZED VESSEL NOT TO EXCEED 21 FEET IN LENGTH AND NO GREATER THAN A 24 INCH DRAFT; 1 MOTORIZED VESSEL NOT TO EXCEED 22 FEET IN LENGTH AND NO GREATER THAN A 24 INCH DRAFT.**

CONSTRUCTION DETAILS

- **EQUIPMENT SHALL INCLUDE BUT NOT LIMITED TO A MOTORIZED CONSTRUCTION BARGE WITH SURFACE MOUNTED CRANE AND WATER PUMP. BARGE DRAFT VARIES FROM 18" UNLOADED TO 24" AT MAXIMUM LOAD**

CAPACITY. ALL CONSTRUCTION MATERIALS, PILES, STRINGERS, HEADERS, DECKING ETC. WILL BE STORED ABOVE THE MEAN HIGH WATER LINE ON THE UPLAND OR ON THE BARGE, NEVER IN THE WATER.

- **THERE IS NO EMERGENT WETLAND RESOURCES BELOW THE MEAN HIGH WATER LINE.**
- **THERE IS NO WETLAND VEGETATION BETWEEN THE MEAN HIGH WATER LINE AND THE UPLAND.**
- **A TURBIDITY BARRIER WILL BE USED THROUGH OUT CONSTRUCTION.**
- **(4) 10 INCH MARINE PILES (NEW)TO BE INSTALLED USING A CRANE TO A MINIMUM OF 5 FOOT JETTED AND 5 FOOT DRIVEN WITH DROP/VIBRATORY HAMMER OR TO HARD PAN. TOTAL PROJECT TIME IS APPROXIMATELY 3 DAYS DURATION.**
- **(24) 8 INCH AND (9) 10 INCH PILES ALREADY INSTALLED IN PRIOR PERMIT IN 2018**
- **APPLICANT WILL COMPLY WITH MANATEE IN WATER CONDITIONS & ADHERE TO DOCK CONSTRUCTION GUIDELINES & SEA TURTLE & SMALL TOOTH SAWFISH CONDITIONS AND RIGHT WHALE VESSEL STRIKE AVOIDANCE MEASURES AND REPORTING FOR MARINERS ATTACHED TO THIS APPLICATION.**

LETTER OF CONCURRENCE FOR SETBACK WAIVER

TO: JEFFREY REED (owner/applicant)
2868 SUNSET DRIVE (address of project)
NEW SMYRNA BEACH, FL 32163

File No : NEW APPLICATION

FROM: ADAM AND JESSICA ECKELBARGER (adjacent property owner)
2870 SUNSET DRIVE
NEW SMYRNA BEACH FL 32168

Section 18-21.004(3)(d), Florida Administrative Code, provides:

> **Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are:** private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; **when a letter of concurrence is obtained from the affected adjacent upland riparian owner;** or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

I hereby state that I am the owner of the adjacent upland riparian property located to the (north / south / east / west) of the facility or activity proposed to be constructed or conducted by JEFFREY REED (the applicant), as shown in the above referenced file (and on the attached drawing). **I understand that the subject project will be located entirely within the applicant's riparian rights area, and I do not object to the proposed structure or activity being located within the area required as a setback distance from the common riparian rights line, as required by Chapter 18-21.004(3)(d), F.A.C.** This file shows the structure will be located entirely within the applicant's riparian rights area and within 12 feet of the common riparian rights line between our parcels.

Jessica E

(Original signature of adjacent owner)

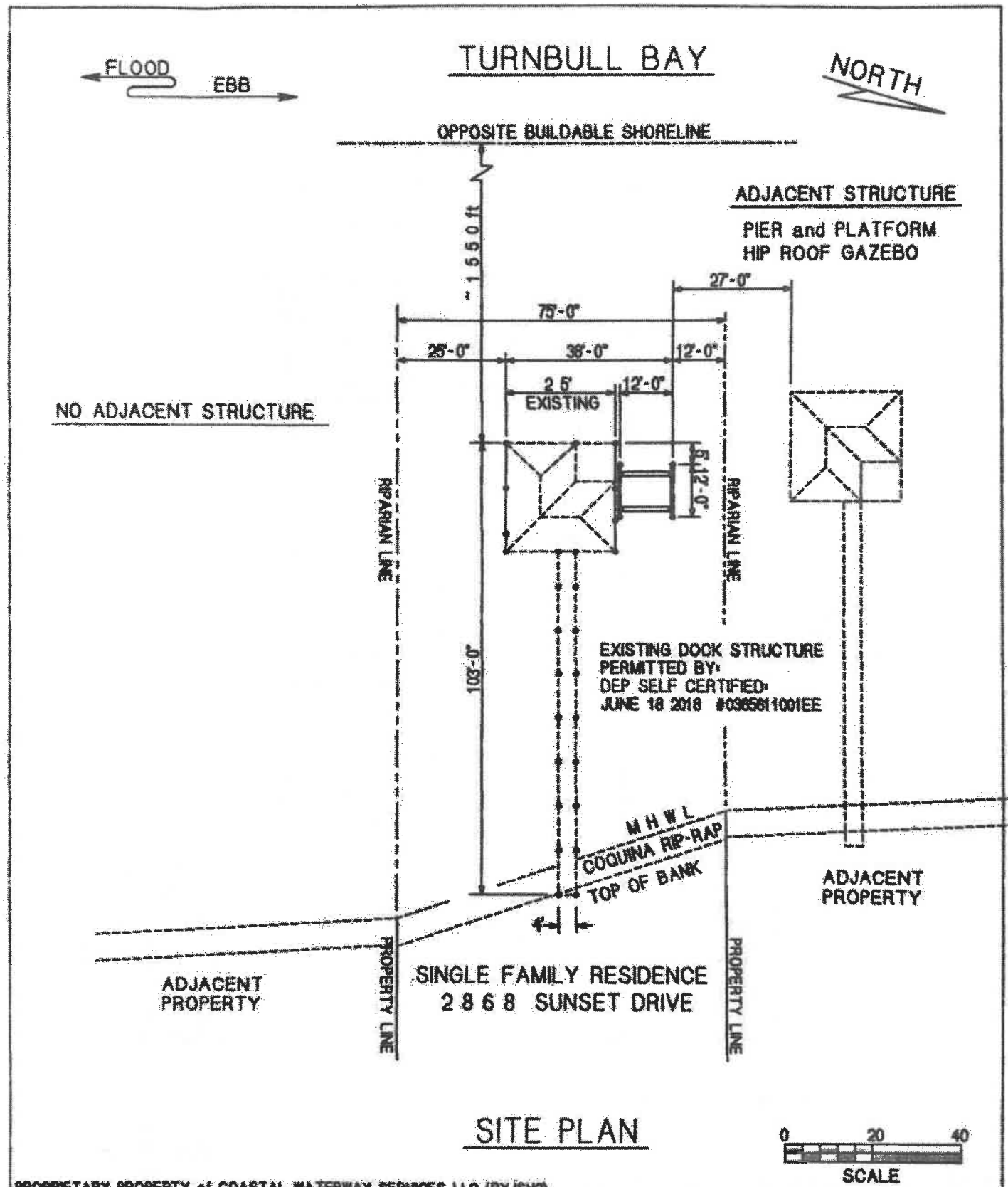
4/22/24

(Date signed)

ADAM AND JESSICA ECKELBARGER
(Printed name of adjacent owner)

This form is not adopted by rule; therefore, any letter of concurrence of similar content may be accepted.

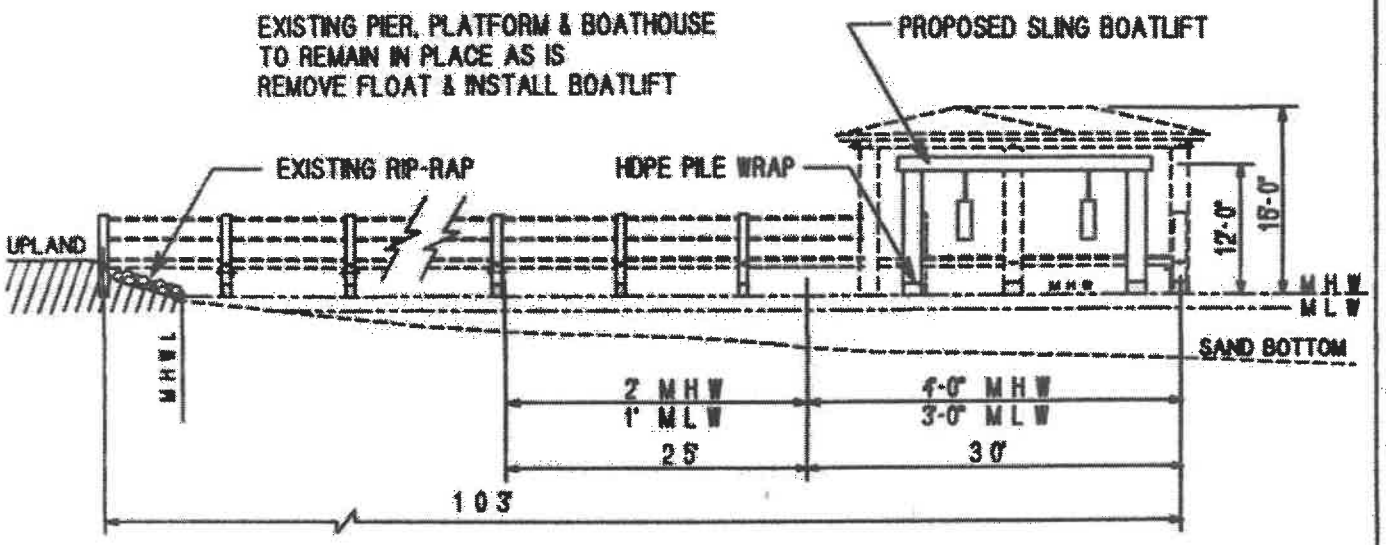
(1/30/03)



PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH2)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

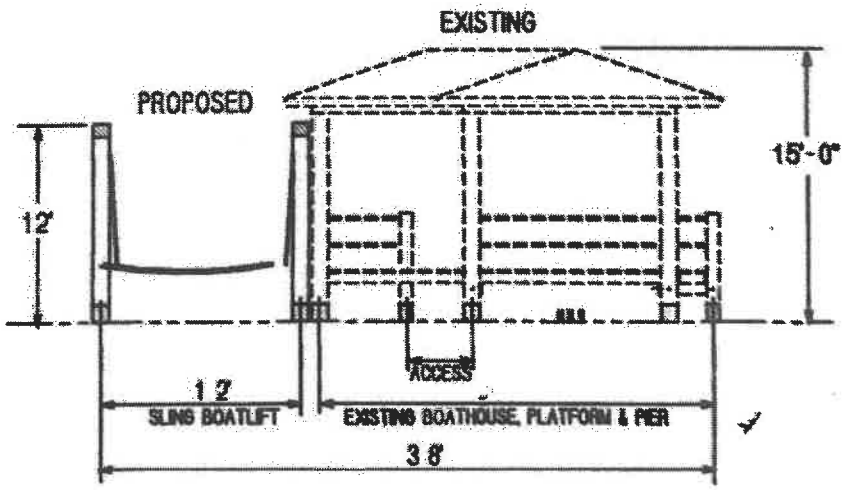
PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 2 OF 4
DATE: 18 APRIL 2024



NORTH ELEVATION

0 5 10 20
SCALE

EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE



WEST ELEVATION

EBB
FLOOD

0 5 10 15
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH4)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 4 OF 4
DATE: 18 APRIL 2024

06/21/2016 03:52 PM
Doc stamps 1365.00
(Transfer Amt $ 195000)
Instrument# 2016-113055 # 1
Book: 7267
Page: 4695

Prepared by and Return To:
Bobbie Haynes
Fidelity National Title of Florida, Inc.
304 North Causeway
New Smyrna Beach, FL 32169

Order No.: 15-16-0169

Consideration: $195,000.00

APN/Parcel ID(s): 633601008550

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2016, by James Douglas Neylon and Susan Kathleen Neylon, husband and wife, hereinafter called the grantor, to Jeffrey W. Reed, a single person, whose post office address is 244 Quay Assisi, New Smyrna Beach, FL 32169, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of New Smyrna Beach, County of Volusia, State of Florida, to wit:

Lot 855, and a part of Lot 854, Turnbull Shores, according to the map or plat thereof, as recorded in Map Book 10, Page 125, of the Public Records of Volusia County, Florida, described as follows:

From the Northeast corner of Lot 851, said Turnbull Shores, run South 17 degrees 51'00" East, along the East line of Lots 851,852,853 and 854, said Turnbull Shores, a distance of 175.10 feet to the Point of Beginning; thence continue South 17 degrees 51'00" East, along the East line of said Lots 854 and 855, a distance of 43.90 feet to the point of curvature of a curve, concave Easterly, having a radius of 513.26 feet, a central angle of 3 degrees 28'58", and a chord bearing of South 19 degrees 35'29" East; thence run Southerly, along the arc of said curve and the East line of said Lot 655, a distance of 31.20 feet; thence South 68 degrees 40'02" West, along the South line of said Lot 855, a distance of 166.3 feet to the Shoreline of Turnbull Bay; thence Northwesterly, along said Shoreline, a distance of 80.0 feet, more or less; thence departing said Shoreline, run North 68 degrees 40'02" East, parallel to and 75 feet North of, as measured perpendicular to the South line of said Lot 855, a distance of 197.9 feet to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

Instrument# 2016-113055 # 2
Book: 7267
Page: 4696
Diane M. Matousek
Volusia County, Clerk of Court

WARRANTY DEED
(continued)

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

TRACEY C. PORTIGO
Print Name

James Douglas Neylon

Susan Kathleen Neylon f/k/a Susan Kathleen Ward

Address: 608 Faulkner Street
New Smyrna Beach, FL 32168

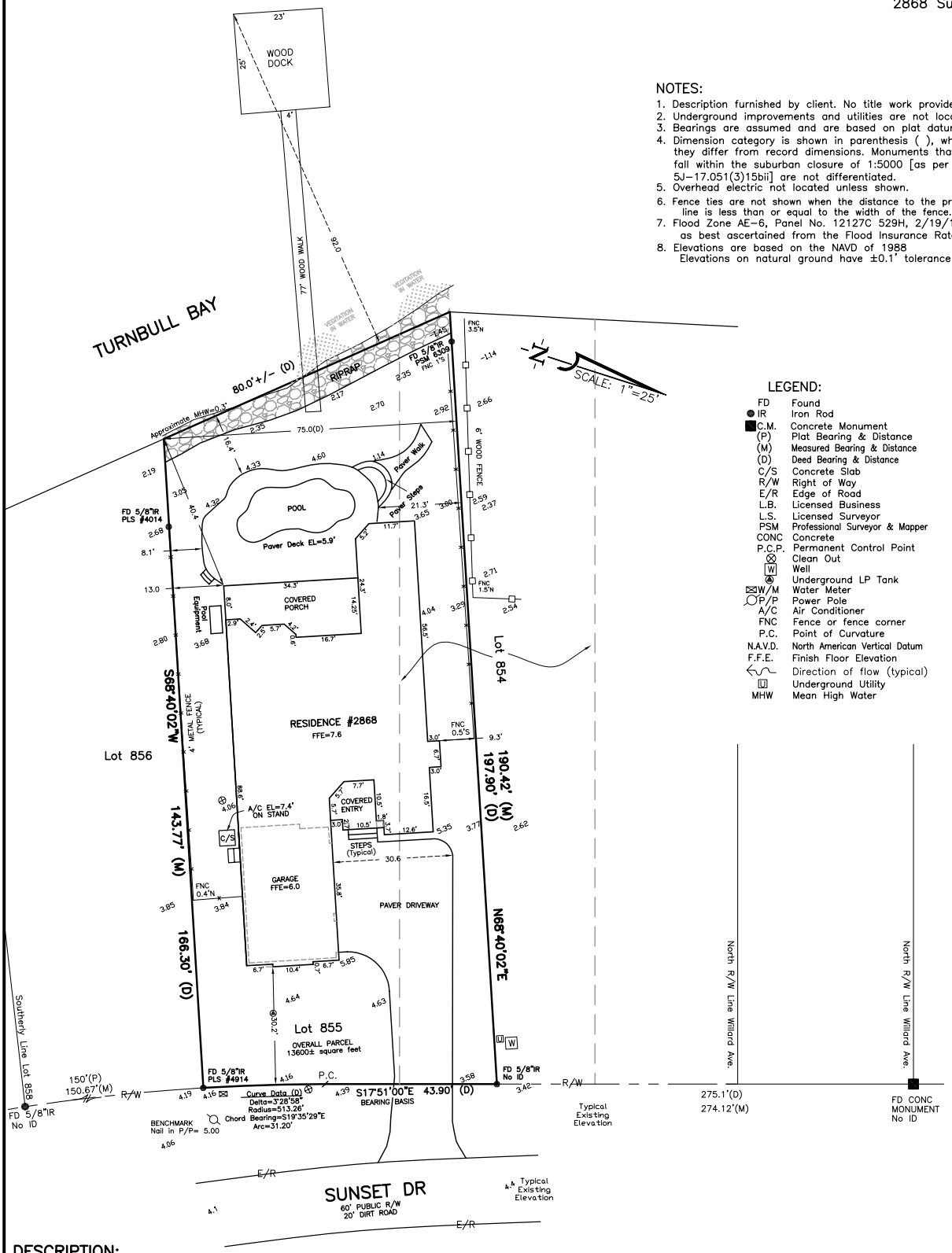
State of Florida
County of Volusia
The foregoing instrument was acknowledged before me this 14th day of June, 2016, by James Douglas & Susan Kathleen Neylon, to me known to be the person(s) described in or who has/have produced Valid DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14th day of June, 2016

NOTARY PUBLIC
My Commission Expires:

TRACEY C. PORTIGO

TRACEY C. PORTIGO
Notary Public - State of Florida
Commission # FF 230339
My Comm. Expires Aug 9, 2019
Bonded through National Notary Assn.



NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. Bearings are assumed and are based on plat datum.
4. Dimension category is shown in parenthesis ( ), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)15bii] are not differentiated.
5. Overhead electric not located unless shown.
6. Fence ties are not shown when the distance to the property line is less than or equal to the width of the fence.
7. Flood Zone AE-6, Panel No. 12127C 529H, 2/19/14. as best ascertained from the Flood Insurance Rate Map.
8. Elevations are based on the NAVD of 1988 Elevations on natural ground have ±0.1' tolerance

LEGEND:

FD	Found
IR	Iron Rod
C.M.	Concrete Monument
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
(D)	Deed Bearing & Distance
C/S	Concrete Slab
R/W	Right of Way
E/R	Edge of Road
L.B.	Licensed Business
L.S.	Licensed Surveyor
PSM	Professional Surveyor & Mapper
CONC	Concrete
P.C.P.	Permanent Control Point
	Clean Out
W	Well
	Underground LP Tank
W/M	Water Meter
P/P	Power Pole
A/C	Air Conditioner
FNC	Fence or fence corner
P.C.	Point of Curvature
N.A.V.D.	North American Vertical Datum
F.F.E.	Finish Floor Elevation
	Direction of flow (typical)
U	Underground Utility
MHW	Mean High Water

DESCRIPTION:

LOT 855, AND A PART OF LOT 854, TURNBULL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 851, SAID TURNBULL SHORES, RUN S.17°51'00"E ALONG THE EAST LINE OF LOTS 851, 852, 853 AND 854, SAID TURNBULL SHORES, A DISTANCE OF 175.10' TO THE POINT OF BEGINNING; THENCE CONTINUE S.17°51'00"E ALONG THE EAST LINE OF SAID LOTS 854 AND 855 A DISTANCE OF 43.90' TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.26', A CENTRAL ANGLE OF 3°28'58" AND A CHORD BEARING OF S.19°35'29"E; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID LOT 855, A DISTANCE OF 31.20'; THENCE S.68°40'02"W ALONG THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF 166.3' TO THE SHORELINE OF TURNBULL BAY; THENCE NORTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 80.0' MORE OR LESS; THENCE DEPARTING SAID SHORELINE, RUN N.68°40'02"E, PARALLEL TO AND 75' NORTH OF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF DISTANCE OF 197.9' TO THE POINT OF BEGINNING.

PREPARED FOR:
-- OLSEN CUSTOM HOMES
-- BRANCH BANKING & TRUST Co.
-- JEFFERY W REED
-- FIDELITY NATIONAL TITLE OF FLORIDA, INC.
-- FIDELITY NATIONAL TITLE INSURANCE COMPANY

TYPE SURVEY:	DATE OF FIELD	OFFICE WORK ORDER#		
Boundary	04/08/16	05/04/16	1605023	ACS
Site Plan				
Foundation	10/03/16	10/04/16	1610011	JD3
Final	04/25/17	04/27/17	1704081	MW

Revisions:
Pool As-Built
06/20/17 07/18/17 1707032 JJD
Dock & rip rap added
07/12/19 08/16/19 1908044 ACS

A1A EAST COAST LAND SURVEYING, LLC
1366 US Highway 1, Suite 602, Ormond Beach, FL 32174
PHONE (386) 672-3633 & (386) 437-0123 FAX (386) 672-3635

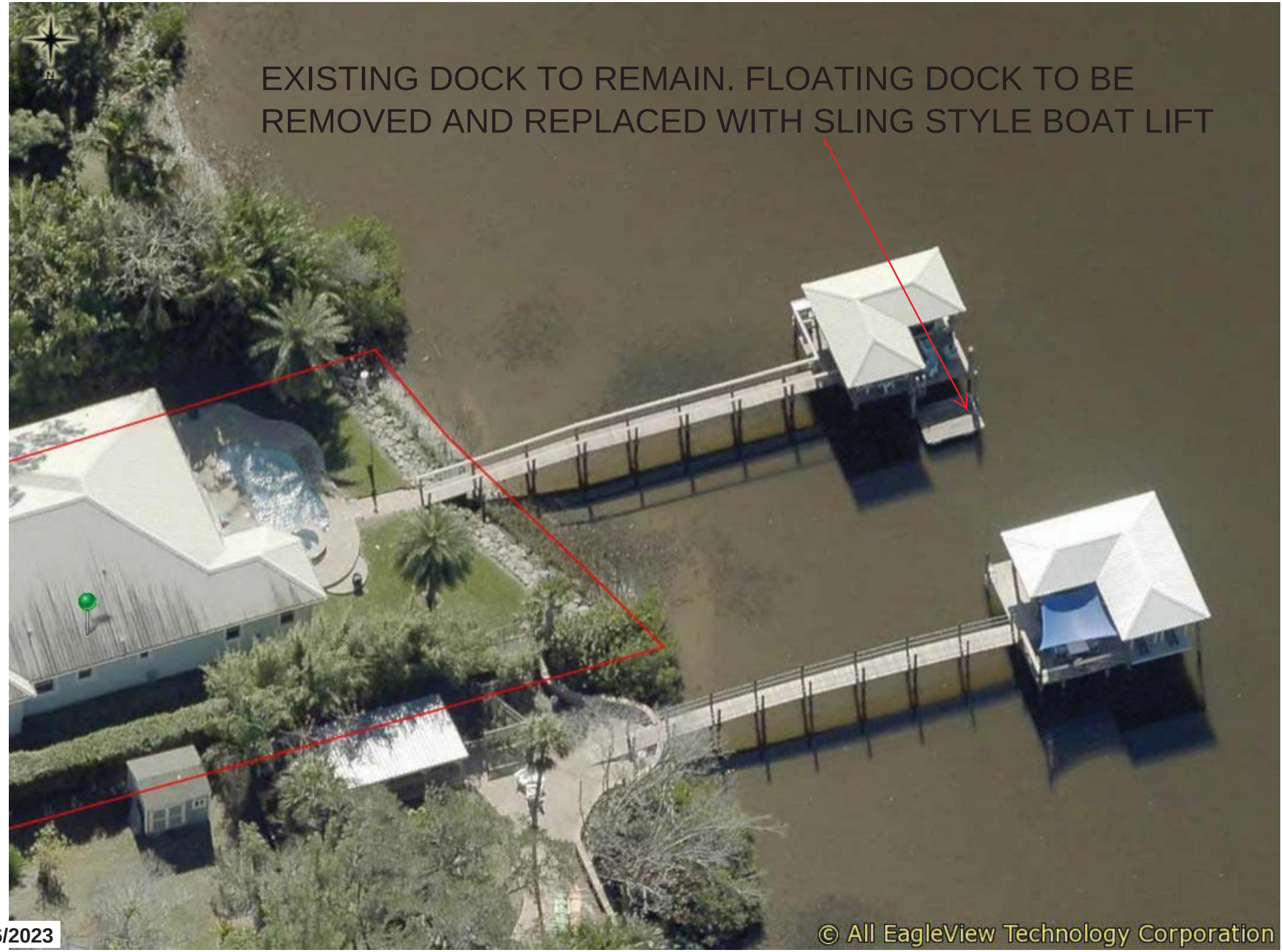
THE FOREGOING PLAT IS CERTIFIED TO MEET THE MIMIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A Sanzone 05/04/16

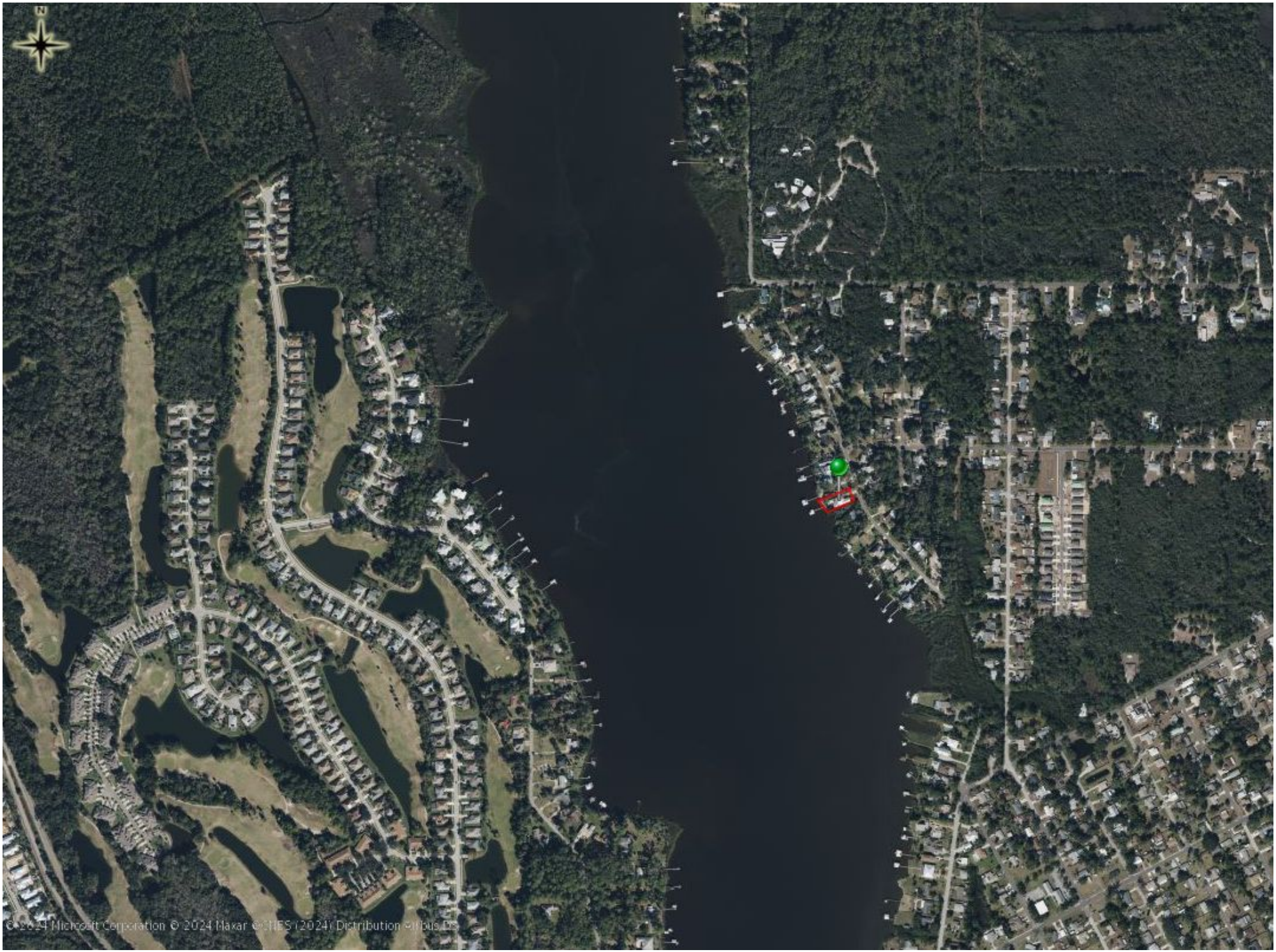
ANTHONY SANZONE, PSM# 6309 LB #8107

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

REED AERIAL


EXISTING DOCK TO REMAIN. FLOATING DOCK TO BE REMOVED AND REPLACED WITH SLING STYLE BOAT LIFT
© All EagleView Technology Corporation

AERIAL DISTANCE



bing maps

A **3319 Maguire Blvd, Orlando, FL 32803**
B **2868 Sunset Dr, New Smyrna Beach, FL 32168**

1 hr 12 min , 57 miles
Light traffic (8 min delay)
Via I-4 E, Pioneer Trail
· Toll on route



A **3319 Maguire Blvd, Orlando, FL 32803**

↑	1.	Head **southwest** on **Maguire Blvd** toward Executive Center Dr	0.4 mi
↱	2.	Turn **right** onto **FL-50 / E Colonial Dr** Citgo Gas Station on the corner ▲ *Moderate congestion*	1.9 mi
↱	3.	Turn **right** onto **FL-527 / N Magnolia Ave**	0.4 mi
↑	4.	Continue on **N Magnolia Ave**	223 ft
↑	5.	Road name changes to **SW Ivanhoe Blvd**	102 ft
4	6.	Take the ramp on the **right** for **I-4 East** and head toward **Daytona Beach**	33.9 mi, 28 min
↱	7.	At Exit **118A**, head **right** on the ramp for **FL-44** toward **DeLand Historic Dist / New Smyrna Beach**	0.2 mi
↑	8.	Keep **right**, heading toward **New Smyrna Beach**	6.6 mi
↰	9.	Turn **left** onto **Pioneer Trail**	8.1 mi
↰	10.	Turn **left** onto **Turnbull Bay Rd**	2.6 mi
↱	11.	Turn **right** to stay on **Turnbull Bay Rd**	0.8 mi
↰	12.	Turn **left** onto **Sunset Dr**	0.9 mi

	13.	Bear **right** onto **Crestwood Ave**, then keep **straight** to get onto **North St**	341 ft
↰	14.	Turn **left** onto **Nordman Ave**	0.3 mi
↰	15.	Turn **left** onto **Willard St**	0.2 mi
↰	16.	Turn **left** onto **Sunset Dr** • *Unpaved Road*	272 ft
	17.	Arrive at **Sunset Dr** The last intersection before your destination is Willard St	

B **2868 Sunset Dr, New Smyrna Beach, FL 32168**

These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2024 TomTom.

UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.

b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.

c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.

d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.

e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.

f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006
O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service
November 2017

Submerged Aquatic Vegetation:

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.

2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.

3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.

4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.

5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.

b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3feet above MHW section is constructed with grating material, it may be 3 feet wide.

6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).

7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.

8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.

9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

Marsh:

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.

2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.

3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

Mangroves.

1. The width of the piling-supported structure is limited to a maximum of 4 feet.

2. Mangrove clearing is restricted to the width of the piling-supported structure.

3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

Grid Specifications and Suppliers

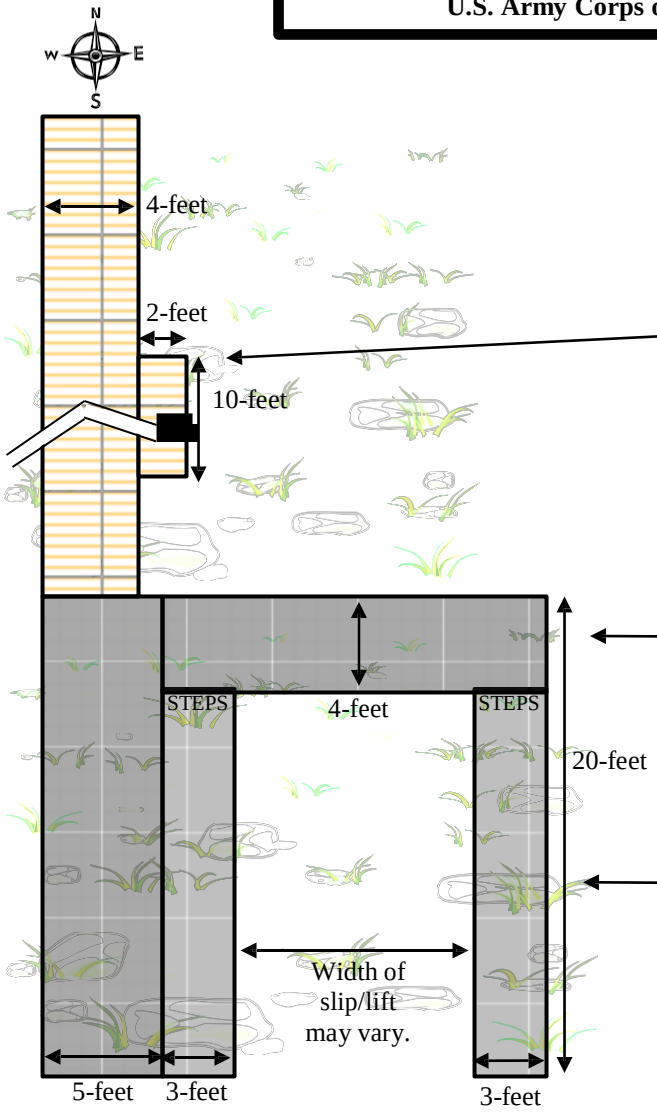
The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; www.titandeck.net). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

DOCK EX AMPLE — GRATED TERMINA L PLATFO RM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

"GRATED DECKING"
Means manufactured with a minimum of 43% open space.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

LIFT ONLY
No roof.
Vessel should be stored as high above MHW as possible .

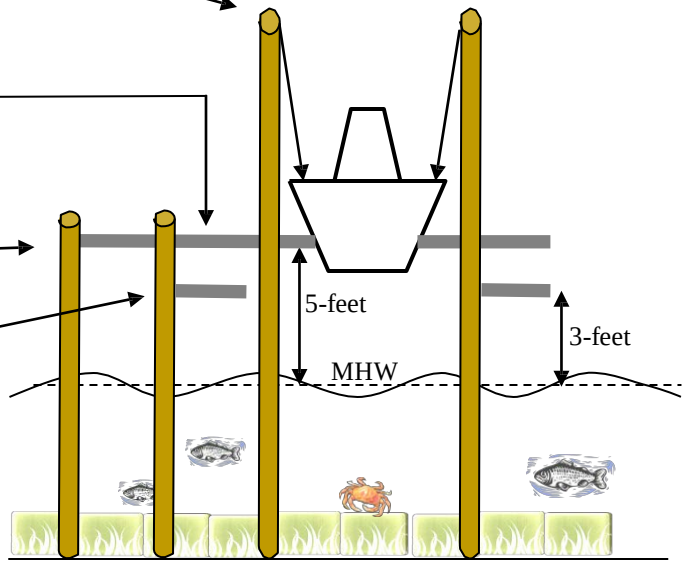
STERN WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

ACCESS CATWALKS
3-feet wide if grated decking.
3-feet above MHW to facilitate boat access.
Cantilevered off main structures; no additional pilings.

NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water

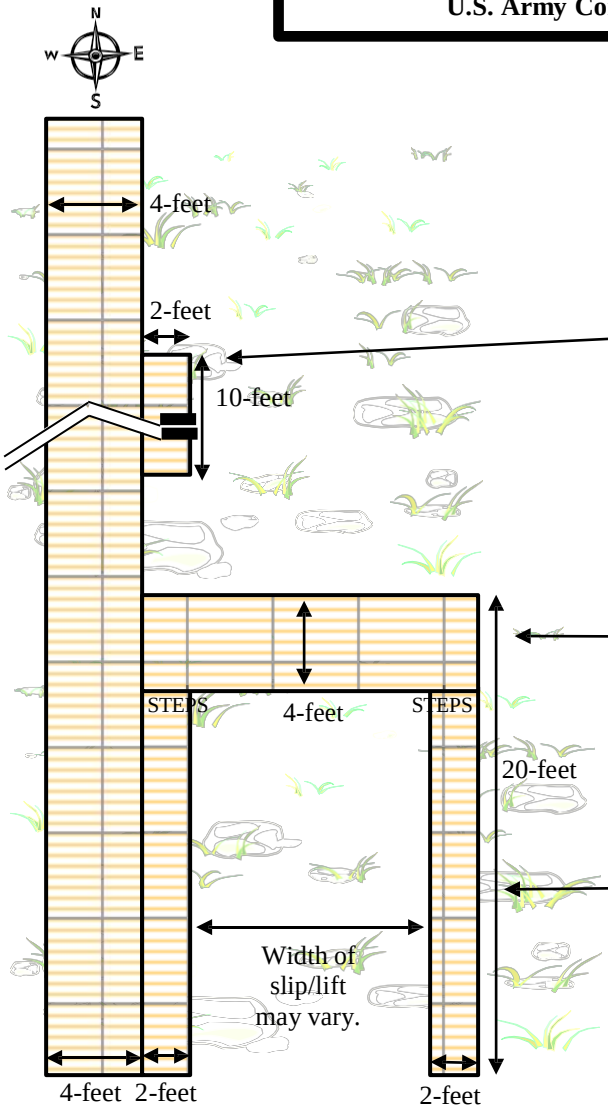


FRONT PLAN VIEW

VER: 201407

DOCK EXAMPLE — WOOD PLANK TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

The gaps between deckboards shall be a minimum of 1/2 inch.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

LIFT ONLY
No roof.
Vessel should be stored as high above MHW as possible .

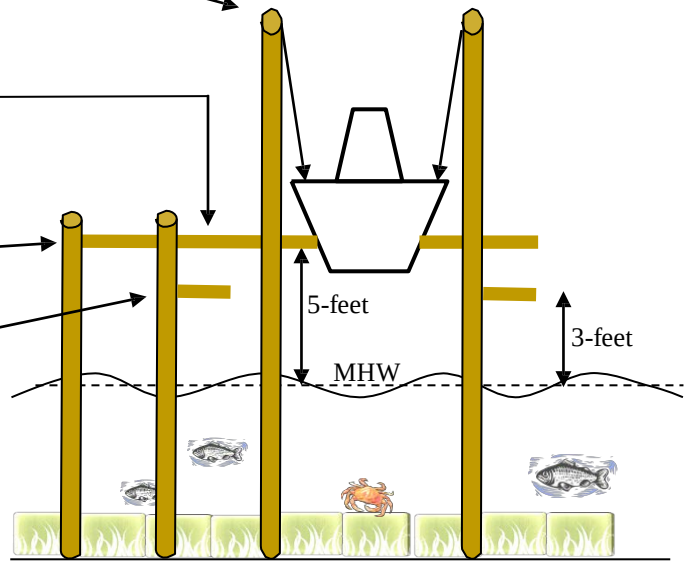
STERN WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

ACCESS CATWALKS
2-feet wide if wood decking.
3-feet above MHW to facilitate boat access.
Cantilevered off main structures; no additional pilings.

NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water



FRONT PLAN VIEW

VER: 201407

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The Permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The Permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or in Vero Beach (1-772-562-3909) for south Florida, and emailed to FWC at ImperiledSpecies@myFWC.com.

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the Permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8½ " by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at http://www.myfwc.com/WILDLIFEHABITATS/manatee_sign_vendors.htm. Questions concerning these signs can be forwarded to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

U.S. Army Corps of Engineers (USACE)

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved -
OMB No. 0710-0003
Expires: 02-28-2022

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - JEFFREY Middle - Last - REED	First - JANICE Middle - Last - STEELE
Company -	Company - COASTAL WATERWAY SERVICES LLC
E-mail Address - JWREED@FEDINS.COM	E-mail Address - DOCK-PERMITS@CFL.RR.COM
6. APPLICANT'S ADDRESS:	9. AGENT'S ADDRESS:
Address- 2868 SUNSET DRIVE	Address- 1710 WEEPING ELM CIRCLE
City - NEW SMYRNA State - FL Zip - 32168 Country - USA	City - PORT ORANGE State - FL Zip - 32128 Country - USA
7. APPLICANT'S PHONE NOs. w/AREA CODE	10. AGENTS PHONE NOs. w/AREA CODE
a. Residence b. Business c. Fax	a. Residence b. Business c. Fax
407-697-4507	386-760-4520

STATEMENT OF AUTHORIZATION

11. I hereby authorize, COASTAL WATERWAY SVCS to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT — DATE: 2024-02-18

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
REED ADDITION OF UNCOVERED BOATLIFT TO EXISTING DOCK

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
TURNBULL BAY	Address 2868 SUNSET DRIVE
15. LOCATION OF PROJECT	City - NEW SMYRNA BCH State- FL Zip- 32168
Latitude: °N 29.0668 Longitude: °W -80.9629	

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)
State Tax Parcel ID 6336-01-00-8550 Municipality VOLUSIA COUNTY
Section - 16 Township - 16S Range - 36E

17. DIRECTIONS TO THE SITE
SEE ATTACHED DIRECTIONS

18. Nature of Activity (Description of project, include all features)
ACCESS PIER EXISTING TO REMAIN - 78 X 4 = 312 SF
PLATFORM EXISTING TO REMAIN - 259 X = 225 SF
FINGER PIER EXISTING TO REMAIN -12 X 4 = 48 SF
FINGER PIER EXISTING TO REMAIN - 25 X 4 = 100 SF
COVERED BOATHOUSE EXISTING TO REMAIN =21 X 12 = 252 SF
937 SF TOTAL EXISTING

ADDITION OF UNCOVERED BOATLIFT NEW - 12 X 12 = 0 SF

19. Project Purpose (Describe the reason or purpose of the project, see instructions)
SEE ABOVE

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge
N/A

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
N/A		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)
Acres N/A
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)
EQUIPMENT SHALL INCLUDE BUT NOT LIMITED TO A MOTORIZED CONSTRUCTION BARGE WITH SURFACE MOUNTED CRANE,WATER PUMP & VIBRATORY HAMMER . BARGE DRAFT VARIES FROM 12" UNLOADED TO 24" AT MAXIMUM LOAD CAPACITY. ALL CONSTRUCTION MATERIALS WILL BE STORED ABOVE THE MEAN HIGH WATER LINE ON THE UPLAND OR ON THE BARGE. • (4) 10 INCH MARINE PILES (NEW)TO BE INSTALLED USING A CRANE TO A MINIMUM OF 5 FOOT JETTED AND 5 FOOT DRIVEN WITH DROP/VIBRATORY HAMMER OR TO HARD PAN. TOTAL PROJECT TIME IS

24. Is Any Portion of the Work Already Complete? ☒ Yes ☐ No IF YES, DESCRIBE THE COMPLETED WORK

APPROXIMATELY 3 DAYS DURATION. (24) 8 INCH AND (9) 10 INCH PILES ALREADY INSTALLED IN PRIOR PERMIT IN 2018.
APPLICANT WILL COMPLY WITH MANATEE IN WATER CONDITIONS & ADHERE TO SEA TURTLE & SMALL TOOTH SAWFISH CONDITIONS AND RIGHT WHALE VESSEL STRIKE AVOIDANCE MEASURES AND REPORTING FOR MARINERS ATTACHED TO THIS APPLICATION.

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- ADAM AND JESSICA ECKELBARGER, 2870 SUNSET DRIVE

City - NEW SMYRNA BEACH State - FL Zip - 32168

b. Address- KIMBERLY A KENNOVIN, 2858 SUNSET DR

City - NEW SMYRNA BEACH State - FL Zip - 32169

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
DEP	SELF CERT	0365611001EE	6/18/2018	6/18/2018	
ACOE	SPGP	WITH SELF CERT	6/18/2018	6/18/2018	
DEP	GENERAL		4/23/2024		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT — 2024-02-18 DATE

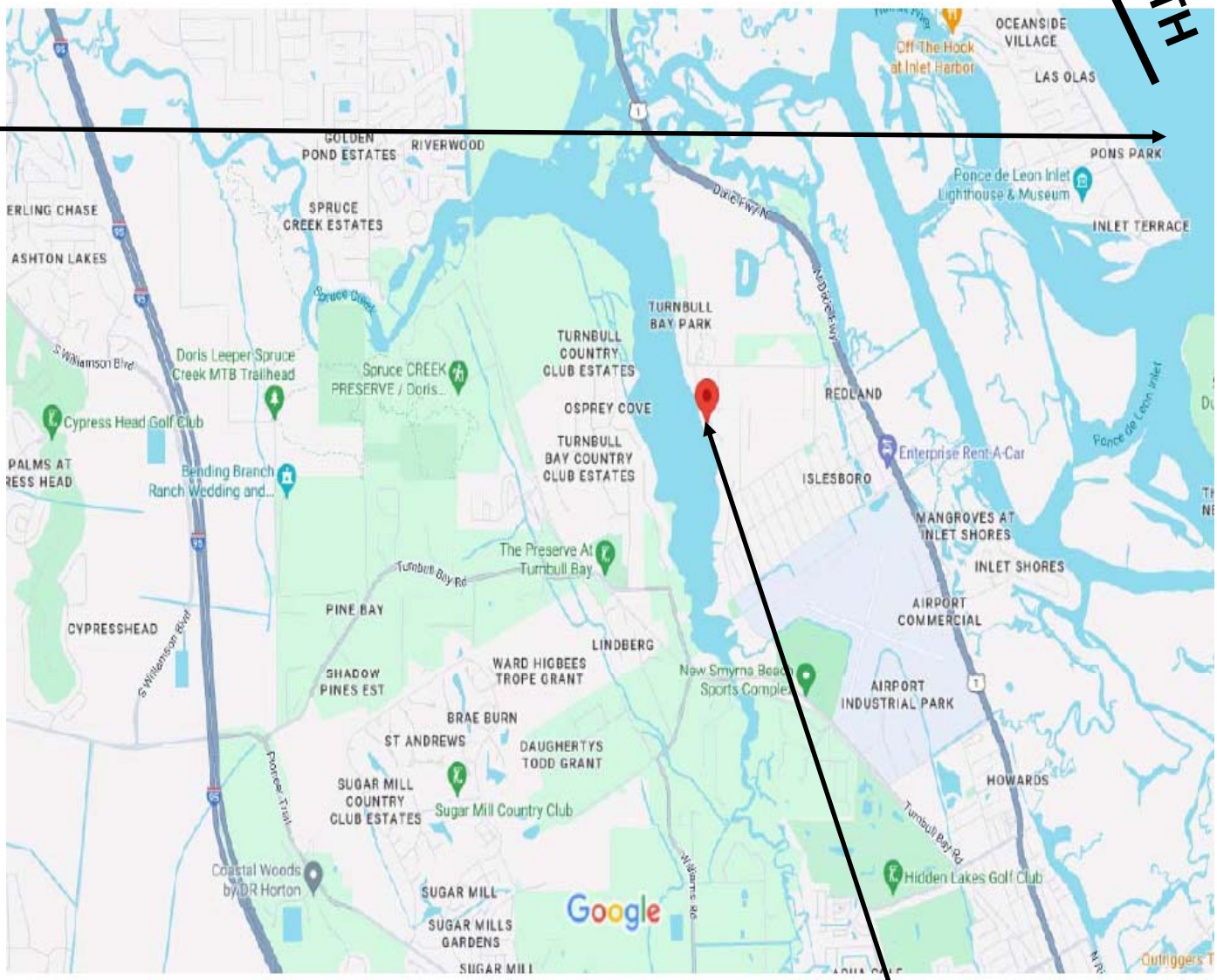
SIGNATURE OF AGENT — 2024-04-23 DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

NORTH

INTRACOASTAL WATERWAY



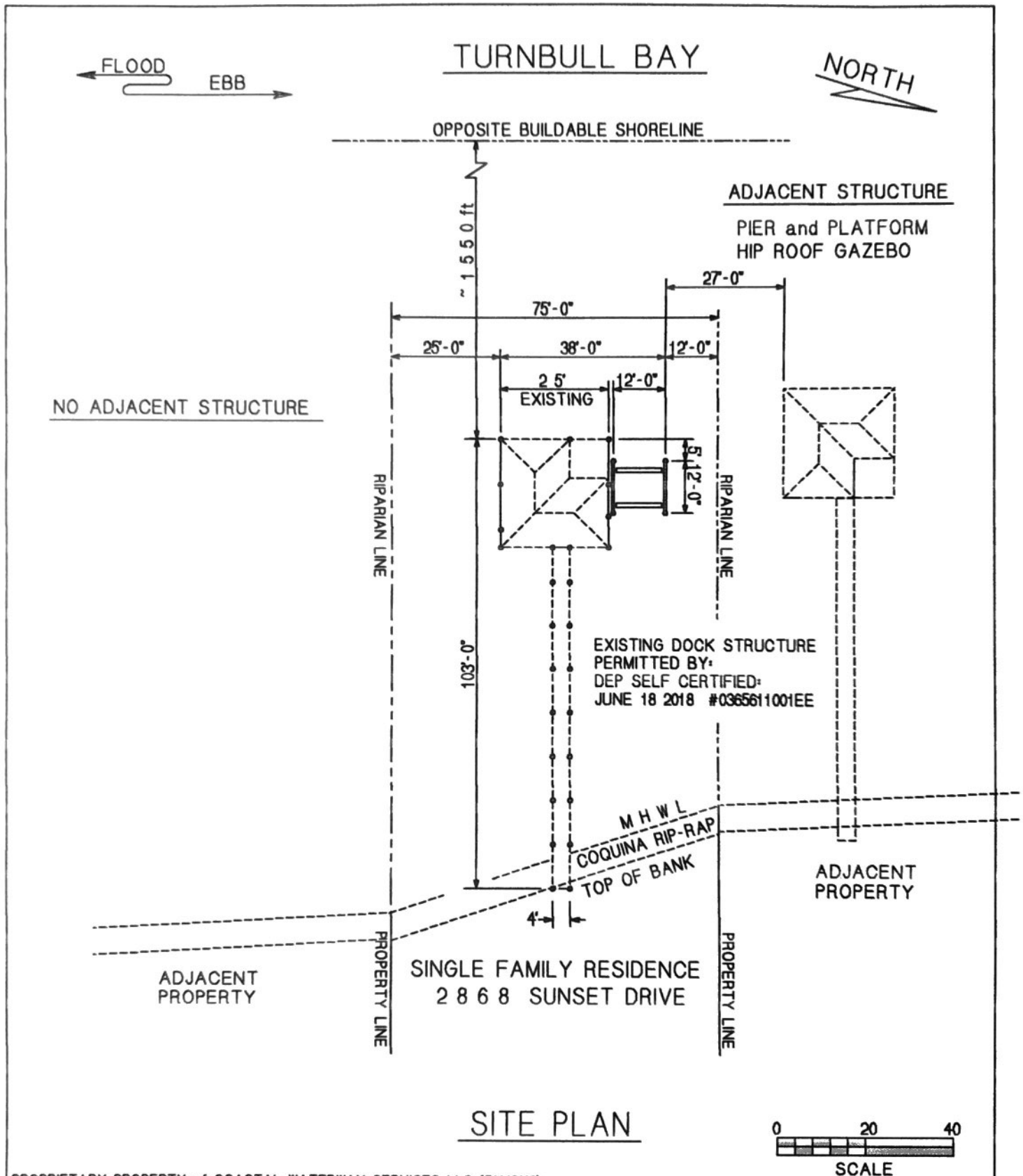
PROJECT LOCATION

JEFFREY REED
2868 SUNSET DRIVE
NEW SMYRNA BEACH, FL 32168

VICINITY MAP

SCALE: NONE

APPLICANT:	JEFFREY REED	PURPOSE: ADDITION OF BOATLIFT TO EXISTING DOCK	
WATER BODY:	TURNBULL BAY	ORIGINAL WORK: XXX	MAINTENANCE:
COUNTY:	VOLUSIA	SHEET NO:	1 OF 5
DATUM:		DATE::	18 APRIL 2024



SITE PLAN

0 20 40
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH2)

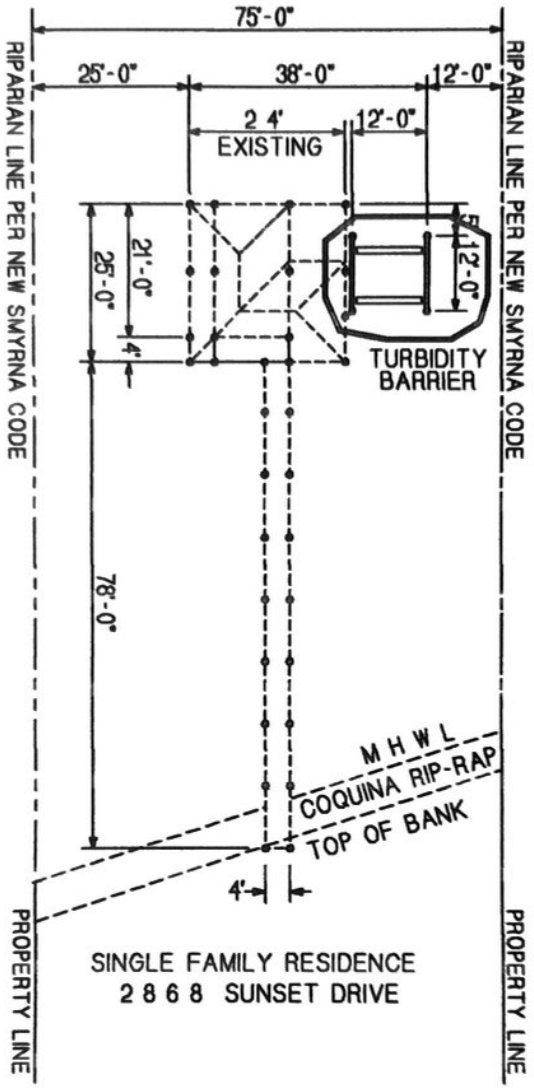
APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 2 OF 4
DATE: 18 APRIL 2024

TURNBULL BAY

FLOOD
EBB

NORTH



EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE

PLAN VIEW

EXISTING STRUCTURE	
4 x 78	ACCESS PIER
9 x 25	PLATFORM
4 x 12	FINGER PIER
4 x 25	FINGER PIER
12 x 21	BOAT HOUSE
937 sf	TOTAL PRE-EMPTED AREA

PROPOSED STRUCTURE	
12 x 12	UNCOVERED BOAT LIFT

EXISTING PILE COUNT

QTY	SIZE
24	8-10" DIA
9	10-12" DIA

PROPOSED NEW PILE

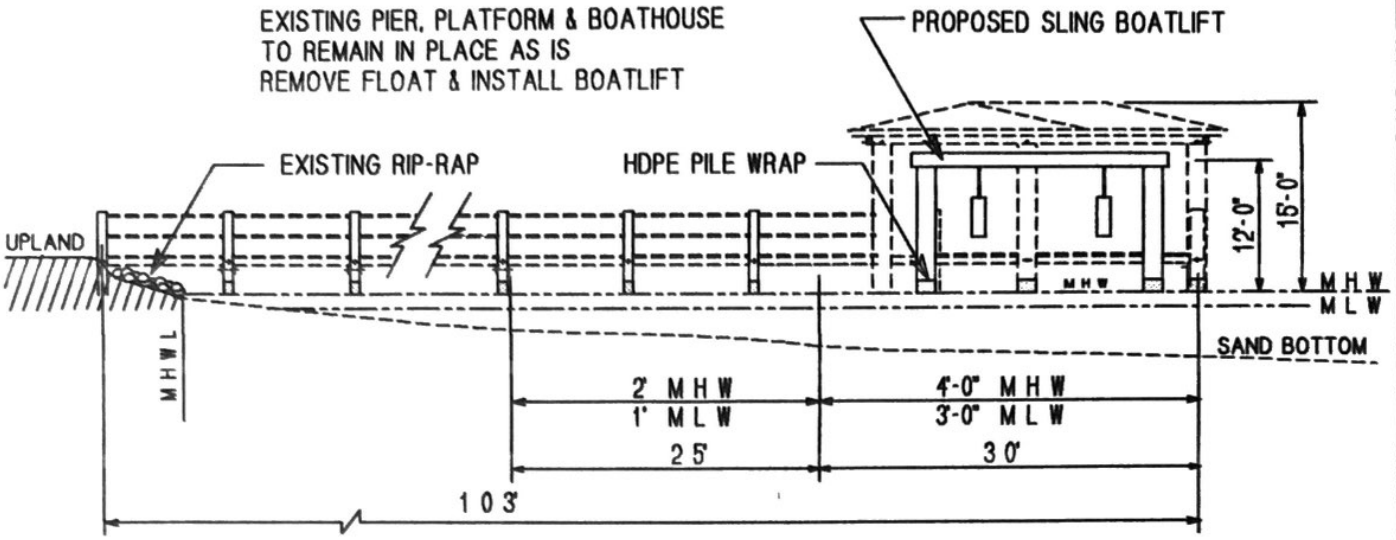
QTY	SIZE
4	10-12" DIA

0 20 40
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH3)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

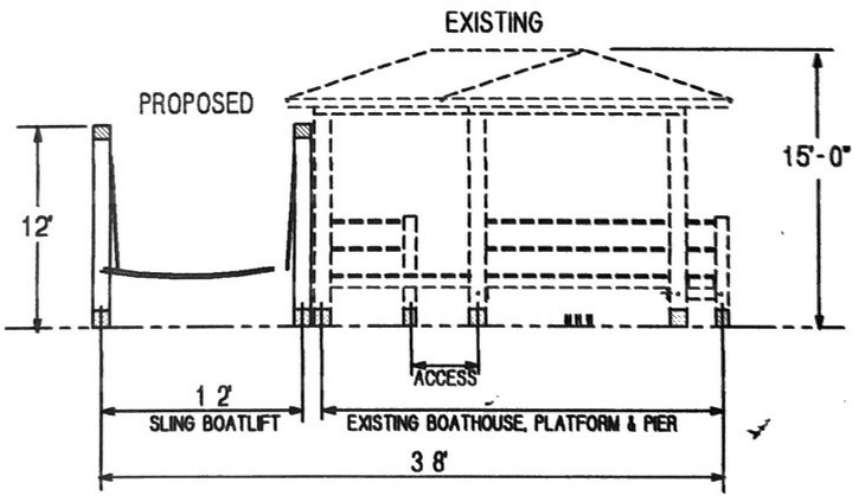
PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 3 OF 4
DATE: 18 APRIL 2024



NORTH ELEVATION

0 5 10 20
SCALE

EXISTING DOCK STRUCTURE
PERMITTED BY:
DEP SELF CERTIFIED:
JUNE 18 2018 #0365611001EE



WEST ELEVATION

EBB
FLOOD

0 5 10 15
SCALE

PROPRIETARY PROPERTY of COASTAL WATERWAY SERVICES LLC (RXJSH4)

APPLICANT: JEFFREY W REED
WATER BODY: TURNBULL BAY
COUNTY: VOLUSIA
DATUM:

PURPOSE: SINGLE FAMILY DOCK
ORIGINAL WORK: XXX MAINTENANCE:
SHEET NO: 4 OF 4
DATE: 18 APRIL 2024

TABLE 4:

JEFFREY REED, 2868 SUNSET DRIVE, NEW SMYRNA BEACH, FL 32168

Type of Structure*	Type of Work**	Number of Identical Docks	Length (feet)	Width (feet)	Height (feet)	Total square feet over water	Number of slips
EXISTING STRUCTURES TO REMAIN. PERMITTED INCORRECTLY WITH DEP SELF CERTIFICATION IN OUTSTANDING FLORIDA WATERS, TURNBULL BAY 6/18/2018 # 0365611001EE, (GREATER THAN 500SF)							
ACCESS PIER	**EXISTING TO REMAIN**	**1**	**78**	**4**	**↑ 3 FT ABOVE MHWL**	**312**	**0**
PLATFORM	**EXISTING TO REMAIN**	**1**	**25**	**9**	**↑ 3 FT ABOVE MHWL**	**225**	**0**
FINGER PIER	**EXISTING TO REMAIN**	**1**	**12**	**4**	**↑ 3 FT ABOVE MHWL**	**48**	**0**
FINGER PIER	**EXISTING TO REMAIN**	**1**	**25**	**4**	**↑ 3 FT ABOVE MHWL**	**100**	**0**
COVERED BOATHOUSE	**EXISTING TO REMAIN**	**1**	**21**	**12**	**N/A**	**252**	**1**
ADDITION OF UNCOVERED BOATLIFT	**NEW**	**1**	**12**	**12**	**N/A**	**0**	**1**

	TOTALS:	Existing	Proposed
*Dock, Pier, Finger Pier, or other structure (please specify what type)	Number of Slips	**1**	**2 TOTAL**
**New, Replaced, Existing (unaltered), Removed, or Altered/Modified	Square Feet over the water	**937**	**937 SF**

Use of Structure: **SINGLE FAMILY PRIVATE DOCK**

Will the docking facility provide:

Live-aboard Slips? If yes, Number: **NONE**

Fueling Facilities: If yes, Number **NONE**

Sewage Pump-out Facilities? If yes, Number: **NONE**

Other Supplies or Services Required for Boating (excluding refreshments, bait and tackle)

☐ Yes **X** No

Type of Materials for Decking and Pilings (i.e., CCA, pressure treated wood, plastic, or concrete)

Pilings **2 . 5 CCA P.T. TIMBER PILES WITH HDPE PILE WRAP OR EQUIVALENT 1' ↑ MHW TO RIVER BOTTOM**

Decking **P.T. DECKING**

Proposed Dock-Plank Spacing (if applicable) **NO > 1/2 INCH AFTER SHRINKAGE**

Proposed Size (length and draft), Type, and Number of Boats Expected to Use or Proposed to be Mooring at the facility): **1 MOTORIZED VESSEL NOT TO EXCEED 21 FEET IN LENGTH AND NO GREATER THAN A 24 INCH DRAFT; 1 MOTORIZED VESSEL NOT TO EXCEED 22 FEET IN LENGTH AND NO GREATER THAN A 24 INCH DRAFT.**

CONSTRUCTION DETAILS

- **EQUIPMENT SHALL INCLUDE BUT NOT LIMITED TO A MOTORIZED CONSTRUCTION BARGE WITH SURFACE MOUNTED CRANE AND WATER PUMP. BARGE DRAFT VARIES FROM 18" UNLOADED TO 24" AT MAXIMUM LOAD CAPACITY. ALL CONSTRUCTION MATERIALS, PILES, STRINGERS, HEADERS,**

DECKING ETC. WILL BE STORED ABOVE THE MEAN HIGH WATER LINE ON THE UPLAND OR ON THE BARGE, NEVER IN THE WATER.

- **THERE IS NO EMERGENT WETLAND RESOURCES BELOW THE MEAN HIGH WATER LINE.**
- **THERE IS NO WETLAND VEGETATION BETWEEN THE MEAN HIGH WATER LINE AND THE UPLAND.**
- **A TURBIDITY BARRIER WILL BE USED THROUGH OUT CONSTRUCTION.**
- **(4) 10 INCH MARINE PILES (NEW)TO BE INSTALLED USING A CRANE TO A MINIMUM OF 5 FOOT JETTED AND 5 FOOT DRIVEN WITH DROP/VIBRATORY HAMMER OR TO HARD PAN. TOTAL PROJECT TIME IS APPROXIMATELY 3 DAYS DURATION.**
- **(24) 8 INCH AND (9) 10 INCH PILES ALREADY INSTALLED IN PRIOR PERMIT IN 2018**
- **APPLICANT WILL COMPLY WITH MANATEE IN WATER CONDITIONS & ADHERE TO DOCK CONSTRUCTION GUIDELINES & SEA TURTLE & SMALL TOOTH SAWFISH CONDITIONS AND RIGHT WHALE VESSEL STRIKE AVOIDANCE MEASURES AND REPORTING FOR MARINERS ATTACHED TO THIS APPLICATION.**

06/21/2016 03:52 PM
Doc stamps 1365.00
(Transfer Amt $ 195000)
Instrument# 2016-113055 # 1
Book: 7267
Page: 4695

Prepared by and Return To:
Bobbie Haynes
Fidelity National Title of Florida, Inc.
304 North Causeway
New Smyrna Beach, FL 32169

Order No.: 15-16-0169

Consideration: $195,000.00

APN/Parcel ID(s): 633601008550

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2016, by James Douglas Neylon and Susan Kathleen Neylon, husband and wife, hereinafter called the grantor, to Jeffrey W. Reed, a single person, whose post office address is 244 Quay Assisi, New Smyrna Beach, FL 32169, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of New Smyrna Beach, County of Volusia, State of Florida, to wit:

Lot 855, and a part of Lot 854, Turnbull Shores, according to the map or plat thereof, as recorded in Map Book 10, Page 125, of the Public Records of Volusia County, Florida, described as follows:

From the Northeast corner of Lot 851, said Turnbull Shores, run South 17 degrees 51'00" East, along the East line of Lots 851,852,853 and 854, said Turnbull Shores, a distance of 175.10 feet to the Point of Beginning; thence continue South 17 degrees 51'00" East, along the East line of said Lots 854 and 855, a distance of 43.90 feet to the point of curvature of a curve, concave Easterly, having a radius of 513.26 feet, a central angle of 3 degrees 28'58", and a chord bearing of South 19 degrees 35'29" East; thence run Southerly, along the arc of said curve and the East line of said Lot 655, a distance of 31.20 feet; thence South 68 degrees 40'02" West, along the South line of said Lot 855, a distance of 166.3 feet to the Shoreline of Turnbull Bay; thence Northwesterly, along said Shoreline, a distance of 80.0 feet, more or less; thence departing said Shoreline, run North 68 degrees 40'02" East, parallel to and 75 feet North of, as measured perpendicular to the South line of said Lot 855, a distance of 197.9 feet to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

Instrument# 2016-113055 # 2
Book: 7267
Page: 4696
Diane M. Matousek
Volusia County, Clerk of Court

WARRANTY DEED
(continued)

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

TRACEY C. PORTIGO
Print Name

James Douglas Neylon

Susan Kathleen Neylon f/k/a Susan Kathleen Ward

Address: 608 Faulkner Street
New Smyrna Beach, FL 32168

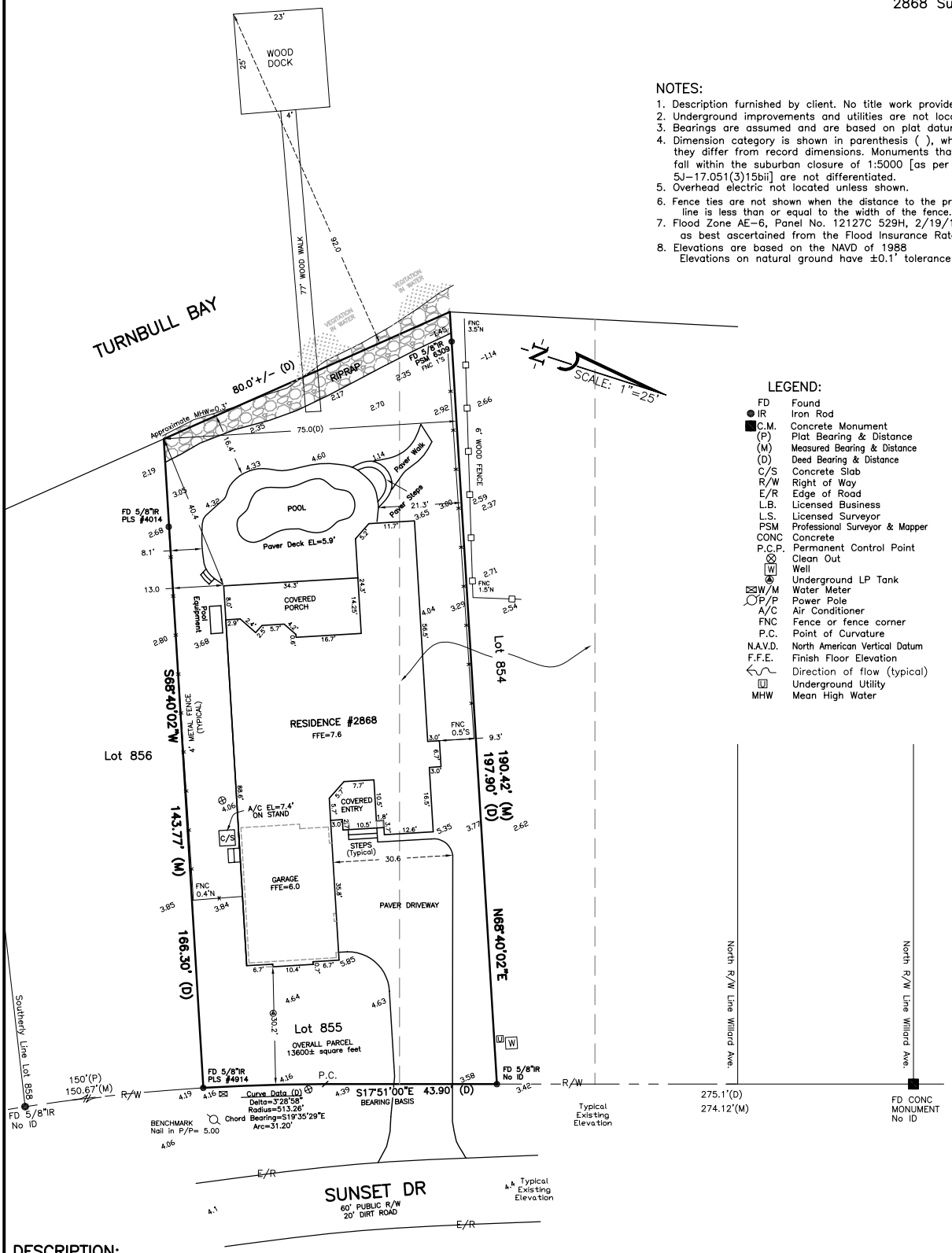
State of Florida
County of Volusia
The foregoing instrument was acknowledged before me this 14th day of June, 2016, by James Douglas & Susan Kathleen Neylon, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14th day of June, 2016

NOTARY PUBLIC
My Commission Expires:

TRACEY C. PORTIGO

TRACEY C. PORTIGO
Notary Public - State of Florida
Commission # FF 230339
My Comm. Expires Aug 9, 2019
Bonded through National Notary Assn.



NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. Bearings are assumed and are based on plat datum.
4. Dimension category is shown in parenthesis ( ), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)15bii] are not differentiated.
5. Overhead electric not located unless shown.
6. Fence ties are not shown when the distance to the property line is less than or equal to the width of the fence.
7. Flood Zone AE-6, Panel No. 12127C 529H, 2/19/14. as best ascertained from the Flood Insurance Rate Map.
8. Elevations are based on the NAVD of 1988 Elevations on natural ground have ±0.1' tolerance

LEGEND:

FD	Found
IR	Iron Rod
C.M.	Concrete Monument
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
(D)	Deed Bearing & Distance
C/S	Concrete Slab
R/W	Right of Way
E/R	Edge of Road
L.B.	Licensed Business
L.S.	Licensed Surveyor
PSM	Professional Surveyor & Mapper
CONC	Concrete
P.C.P.	Permanent Control Point
	Clean Out
W	Well
	Underground LP Tank
W/M	Water Meter
P/P	Power Pole
A/C	Air Conditioner
FNC	Fence or fence corner
P.C.	Point of Curvature
N.A.V.D.	North American Vertical Datum
F.F.E.	Finish Floor Elevation
	Direction of flow (typical)
U	Underground Utility
MHW	Mean High Water

DESCRIPTION:

LOT 855, AND A PART OF LOT 854, TURNBULL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 851, SAID TURNBULL SHORES, RUN S.17°51'00"E ALONG THE EAST LINE OF LOTS 851, 852, 853 AND 854, SAID TURNBULL SHORES, A DISTANCE OF 175.10' TO THE POINT OF BEGINNING; THENCE CONTINUE S.17°51'00"E ALONG THE EAST LINE OF SAID LOTS 854 AND 855 A DISTANCE OF 43.90' TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 513.26', A CENTRAL ANGLE OF 3°28'58" AND A CHORD BEARING OF S.19°35'29"E; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID LOT 855, A DISTANCE OF 31.20'; THENCE S.68°40'02"W ALONG THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF 166.3' TO THE SHORELINE OF TURNBULL BAY; THENCE NORTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 80.0' MORE OR LESS; THENCE DEPARTING SAID SHORELINE, RUN N.68°40'02"E, PARALLEL TO AND 75' NORTH OF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 855 A DISTANCE OF DISTANCE OF 197.9' TO THE POINT OF BEGINNING.

PREPARED FOR:
-- OLSEN CUSTOM HOMES
-- BRANCH BANKING & TRUST Co.
-- JEFFERY W REED
-- FIDELITY NATIONAL TITLE OF FLORIDA, INC.
-- FIDELITY NATIONAL TITLE INSURANCE COMPANY

Revisions:
Pool As-Built
06/20/17 07/18/17 1707032 JJD
Dock & rip rap added
07/12/19 08/16/19 1908044 ACS

TYPE SURVEY:	DATE OF FIELD	OFFICE WORK ORDER#		
Boundary	04/08/16	05/04/16	1605023	ACS
Site Plan				
Foundation	10/03/16	10/04/16	1610011	JD3
Final	04/25/17	04/27/17	1704081	MW

A1A EAST COAST LAND SURVEYING, LLC
1366 US Highway 1, Suite 602, Ormond Beach, FL 32174
PHONE (386) 672-3633 & (386) 437-0123 FAX (386) 672-3635

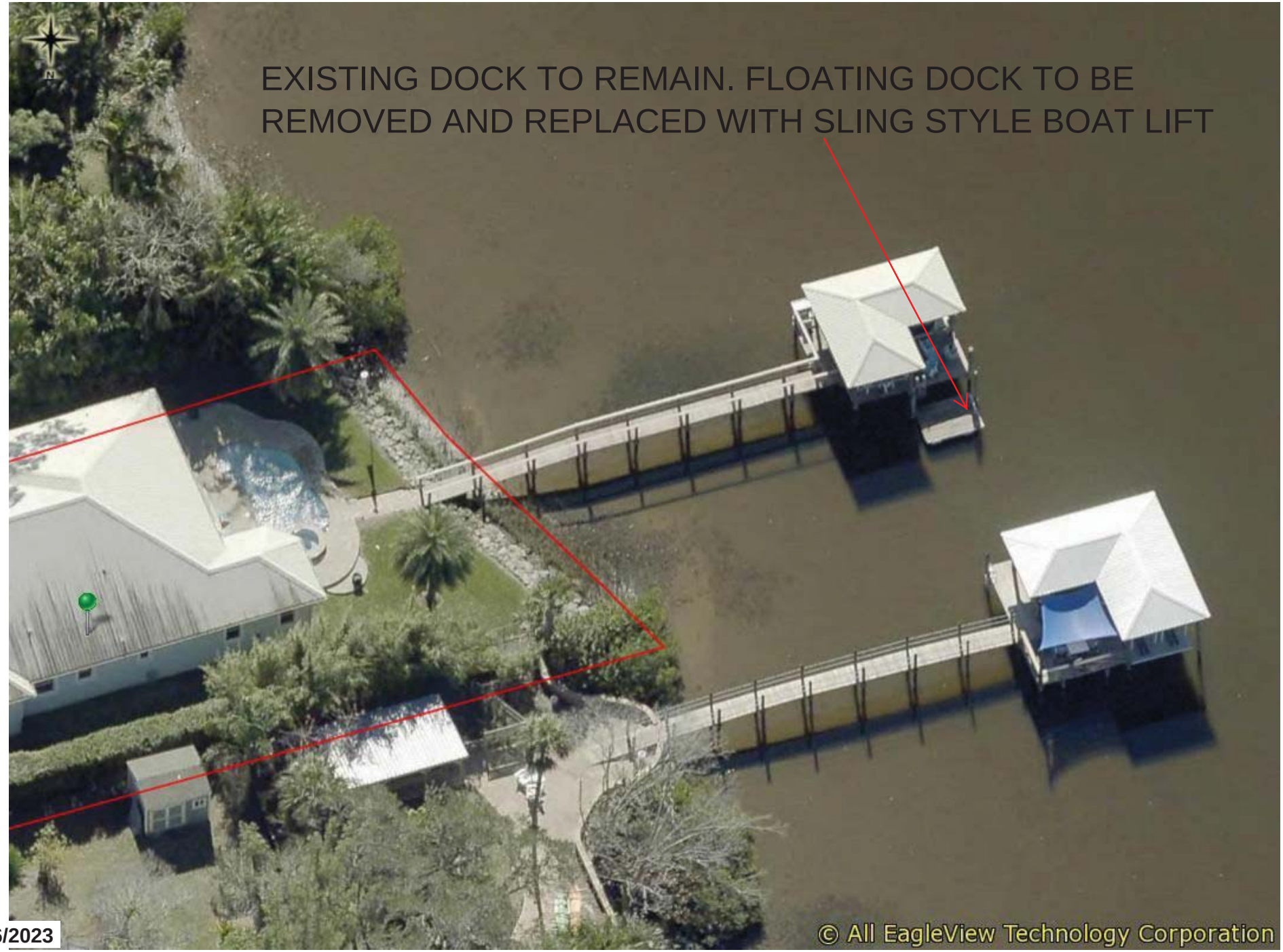
THE FOREGOING PLAT IS CERTIFIED TO MEET THE MIMIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A Sanzone 05/04/16

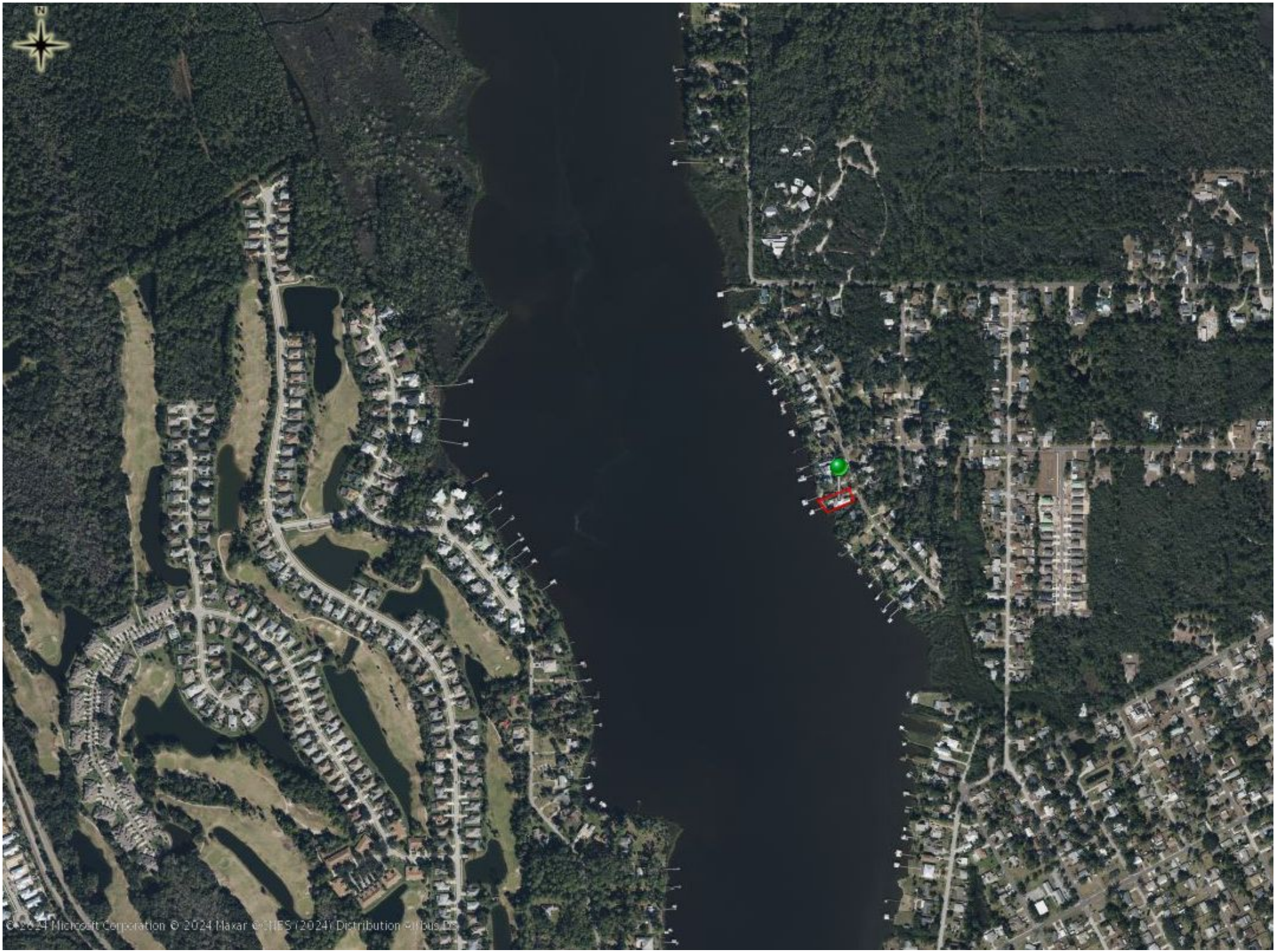
ANTHONY SANZONE, PSM# 6309 LB #8107

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

REED AERIAL


EXISTING DOCK TO REMAIN. FLOATING DOCK TO BE REMOVED AND REPLACED WITH SLING STYLE BOAT LIFT
© All EagleView Technology Corporation

AERIAL DISTANCE



US Army Corps of Engineers

Project Design Criteria Checklist for the U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological Opinion
Summary Checklist (Must be submitted with all projects)

Permitting Agency's Internal Use Only:

	Date checklist sent to NMFS (MM/DD/YY)		Reviewer Last Name	Application # (for Corps: SAJ-XXXX-XXXXX)		Checklist Version[1]

Corps Regulatory — Indicate the agency issuing the permit/authorization.

(•) Yes ( ) No — Is this a re-verification, edit, or modification to a consultation previously submitted under JaxBO?

If yes to above, enter date of previous Tier II consultation

If another NMFS programmatic BO was used for the proposed project, please select name of programmatic BO used.

The Corps Project Manager or Delegated Authority has reviewed and confirmed that the proposed project meets all PDCs. It is the responsibility of the reviewer to ensure the proposed project complies with all the applicable PDCs. Please enter initials of reviewer.

2868 SUNSET DRIVE	Project Street Address	29.0668	Latitude (decimal degrees, centroid of the project)
NEW SMYRNA BEACH	City	-80.9629	Longitude (decimal degrees, centroid of the project. Please include the negative symbol)
VOLUSIA	County (Florida)		Municipality (Puerto Rico & USVI)

Select all activities used for the entire proposed project:

[ ] 1 [ ] 2 [ ] 3 [ ] 4 [ ] 5 [ ] 6 [ ] 7 [ ] 8 [ ] 9 [ ] 10 [ ] Superseding Process

Geographic Area	Is the project located in the geographic area?	Select DCH Unit	Are Essential Features Present?	If Essential Features are present, enter area of impact
Smalltooth Sawfish DCH Limited Exclusion Zones (AP.4)	( ) Yes (•) No	N/A	N/A	N/A
Gulf Sturgeon DCH Migratory Restriction Zones (AP.4)	( ) Yes (•) No	N/A	N/A	N/A
Atlantic Sturgeon DCH Exclusion Zone (AP.4)	( ) Yes (•) No	N/A	N/A	No activities allowed here!
North Atlantic Right Whales Educational Sign Zones (AP.4)	(•) Yes ( ) No	N/A	N/A	N/A
U.S. Caribbean Sea Turtle Critical Habitat Restriction Zones (AP.4)	( ) Yes (•) No	N/A	N/A	N/A
Bryde's Whale Exclusion Zone (AP.4)	( ) Yes (•) No	N/A	N/A	No activities allowed here!
Smalltooth sawfish DCH	( ) Yes (•) No		( ) Yes ( ) No	LF of Red Mangroves; SF of shallow euryhaline water
Gulf sturgeon DCH	( ) Yes (•) No		( ) Yes ( ) No	SF of essential features
Loggerhead sea turtle (NWA DPS) DCH[2]	( ) Yes (•) No		( ) Yes ( ) No	SF of essential features
Green sea turtle (NA DPS) DCH	( ) Yes (•) No	N/A	( ) Yes ( ) No	SF of essential features
Hawksbill sea turtle DCH	( ) Yes (•) No	N/A	( ) Yes ( ) No	SF of essential features
Leatherback sea turtle DCH	( ) Yes (•) No	N/A	( ) Yes ( ) No	SF of essential features
Staghorn and elkhorn (Acropora) coral DCH	( ) Yes (•) No		( ) Yes ( ) No	No impacts to essential features allowed.
Johnson's seagrass DCH	( ) Yes (•) No		( ) Yes ( ) No	SF of essential features
North Atlantic right whale DCH	( ) Yes (•) No		( ) Yes ( ) No	SF of essential features
Atlantic sturgeon DCH	( ) Yes (•) No		N/A	No activities allowed here!

No/No — Is the Project in or near areas with mangroves, seagrasses, corals, or hard bottom habitat? Does it comply with PDCs for Mangroves, Seagrasses, Corals, and Hard Bottom for All Projects (AP.3)

Resource	Present in the project footprint?	Square Feet of Impact
Mangroves	( ) Yes ( ) No	
Nonlisted Seagrass	( ) Yes ( ) No	
Johnson's Seagrass	( ) Yes ( ) No	
Listed Corals	( ) Yes ( ) No	
Nonlisted Corals	( ) Yes ( ) No	
Hardbottom	( ) Yes ( ) No	

0.00 SF of Overwater Impacts (area of structure over/above the water surface, e.g., docks or canopies) 937 SF EXISTING TO REMAIN

0.00 SF of Total In-water Impacts (area of substrate that is permanantly changed below MHW, e.g., by seawall, riprap, or cross-sectional area of piles)

[✔] Yes — Applicant agrees to adhere to PDCs for *In-Water Activities* (AP.1) as described in AP.7 through AP.11

[✔] Yes — Applicant agrees to perform all activities during daylight hours (AP.6).

( ) Yes (•) No — Is the project within the boundary of the Florida Keys National Marine Sanctuary (FKNMS)?

[ ] Yes — If within the boundaries of FKNMS, received NOAA authorization?

To be completed by applicant or agent if permit is issued by a delegated authority (FDEP, Miami-Dade, etc.) Please enter full name of applicant or applicant's representative:

JANICE STEELE-AGENT — The applicant or applicant's representative ensures the project complies with the PDCs and all information in this form and individual checklist(s) is correct

Comments:

ADDITION OF UNCOVERED BOAT LIFT TO EXISTING DOCK. FLOATING PLATFORM TO BE REMOVED

[1] Checklist Version: Select 1 if it is the first time you are submitting the consultation. Select 2 if you made an error or the project has changed and you need to resubmit the checklist.
[2] The project may be located in two different Loggerhead DCH Units. Select all that apply. If there are more than two, please add to the Comments section.

US Army Corps of Engineers

Project Design Criteria Checklist for the U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological Opinion (JAXBO)
Activity 2: Pile Supported

Agency internal use:

[ ] Date checklist sent to NMFS (MM/DD/YY) | [ ] PM Last Name | [ ] Application # | [ ] Checklist Version

Proposed Activity (Select all that apply):

- [ ] Dock New
- [ ] Dock Repair
- [ ] Dock Replacement * SEE BELOW
- [ ] Mooring/Dolphin piles
- [ ] Mooring buoys
- [ ] Mooring fields
- [ ] Chickees
- [ ] ATONS/PATONS
- [x] Boatlift
- [ ] Temporary structures/buoys
- [ ] Other (Provide description in Comments box at bottom)

[Single-family] Select the type/use of the strucure

Enter information about the proposed activity:

[0] Total number of existing dry slips
[0] Total number of proposed dry slips
[1] Total number of existing wet slips
[2] Total number of proposed wet slips

Piling Installation Data: Enter data as appropriate for different pile types used. JAXBO does not cover installation of metal piles or sheet piles with impact hammer (AP 2; Section 2.2).

Pile Type 1	Pile Type 2	Pile Type 3	Pile Type 4
[Pile]	[ ]	[ ]	[ ]
[4] Number of Piles	[ ]	[ ]	[ ]
[1] Size of each Pile (sq.ft.)	[ ]	[ ]	[ ]
[Wood] Pile Material	[ ]	[ ]	[ ]
[Drop Punch] Installation Method	[ ]	[ ]	[ ]

[Open-Water] Project in Open-Water or Confined-Space Environment (AP.2; Section 2.2)?
[ ] Select Noise PDC Category (AP.2.) as detailed in (Section 2.2).

For commercial/multi-family/public facilities and marine events which of the following signs will be posted (A2.2.) Select all that apply:

[ ] Save Sea Turtle/ Sawfish/ and Dolphin Sign [ ] Help Protect North American Right Whale [ ] Report Sturgeon [ ] U.S. Caribbean

[ ] For commercial/multi-family/public docking facilities/monofilament recycling bins will be installed. (A2.3)
[ ] North Atlantic Right Whale Educational Sign Zone: Is the North Atlantic right whales handout included as special condition of permit (A2.4.)?
[ ] Does the project include a municipal or commercial fishing pier?
[ ] Is dock within visible distance of an ocean beach? [ ] If yes; is turtle-friendly lighting installed as required by JAXBO (A2.8)?
[ ] Will project construction take place from uplands or from floating equipment (e.g. barge) as required (A2.9)?
[ ] Dock Construction Scenario included as a special condition (A2.17)?

For projects located in Designated Critical Habitat; please complete applicable section below:

[No] **Is the project located in the geographic area of Smalltooth Sawfish Critical Habitat?**
[ ] Is project located in smalltooth sawfish limited exclusion zone?

[No] **Is the project located in the geographic area of Gulf Sturgeon Critical Habitat?**
[ ] Enter width of the area (e.g. channel/ bay) if in a the Gulf sturgeon critical habitat migratory restriction zone (Section 2.1.1.2)
[ ] Select additional noise restrictions required as special condition in Gulf sturgeon critical habitat migratory restriction zones (A2.11).

[No] **Is the project located in the geographic area of Acropora Critical Habitat?**
[ ] Are essential features present?
[ ] Is hardbottom present in project footprint? (AP.14).

[No] **Is the project located in the geographic area of Johnson's Seagrass Critical Habitat?**
[ ] Water depths (insert range of water depths where project will occur as minus MLW)
[ ] Project includes a new marina or multifamily facility (A2.14)?
[ ] Does the project include repair/replacement and reconfiguration of existing marinas or multi-family facilities?
If project is repair/replacement and reconfiguration of existing marinas or multi-family facilities then select all that apply under JAXBO (A2.14):
[ ] Occurs within same overall footprint (out to the perimeter of the facility including the outer limits of the structure and permitted mooring locations).
[ ] Does not increase the total aerial extent (i.e. area of coverage from the dock structures) of the existing facility.
[ ] Does not affect Johnson's seagrass.

[No] **Is the project located in the geographic area of Nearshore Reproductive Habitat of NWA DPS of Loggerhead Sea Turtle Critical Habitat?**
[ ] Does the project include the installation of a structure other than ATONs (A2.15)?

[No] **Is the project located near sea turtle nesting beaches in the geographic area of U.S. Caribbean Sea Turtle Critical Habitat?**
[ ] Does the project include the installation of a structure other than ATONs near sea turtle nesting beaches (A2.16)?

Comments:

*937 SF EXISTING TO REMAIN. ADDITION OF UNCOVERED BOATLIFT TO EXISTING DOCK. FLOATING PLATFORM TO BE REMOVED

Please note this checklist does not contain all of the PDCs. Please refer to the Biological Opinion to confirm the project meets all PDCs prior to completing this checklist. Notes in parenthesis refer to corresponding section of JAXBO.

UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.

b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.

c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.

d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.

e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.

f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006
O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service
November 2017

Submerged Aquatic Vegetation:

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.

2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.

3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.

4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.

5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.

b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3feet above MHW section is constructed with grating material, it may be 3 feet wide.

6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).

7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.

8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.

9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

Marsh:

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.

2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.

3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

Mangroves.

1. The width of the piling-supported structure is limited to a maximum of 4 feet.

2. Mangrove clearing is restricted to the width of the piling-supported structure.

3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

Grid Specifications and Suppliers

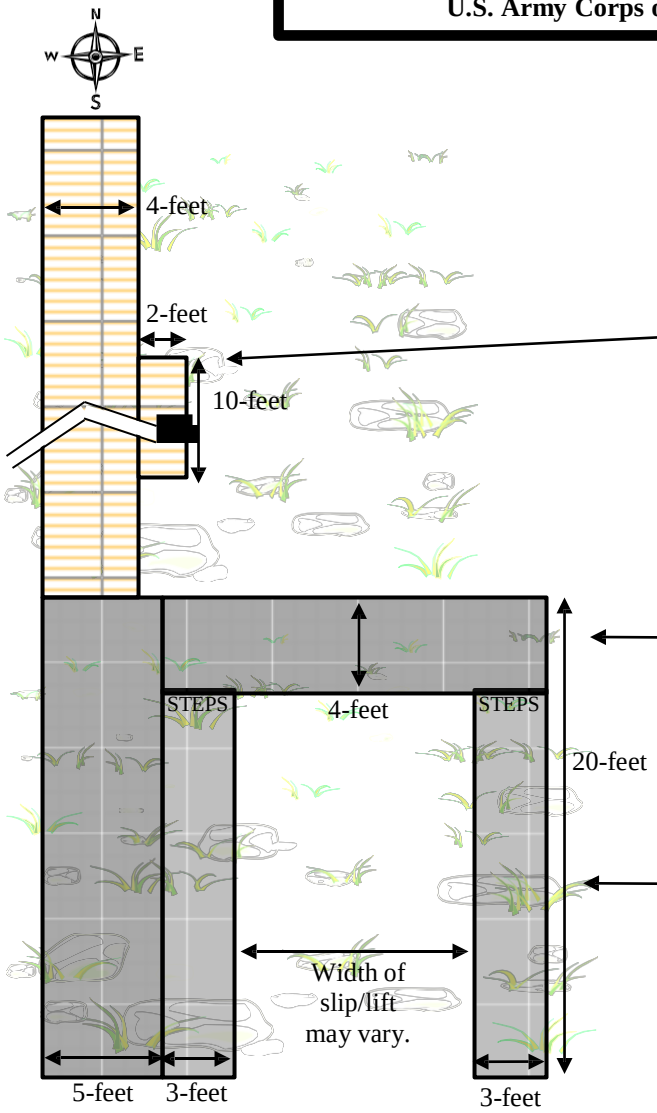
The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; www.titandeck.net). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

DOCK EXAMPLE — GRATED TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

"GRATED DECKING"
Means manufactured with a minimum of 43% open space.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

LIFT ONLY
No roof.
Vessel should be stored as high above MHW as possible .

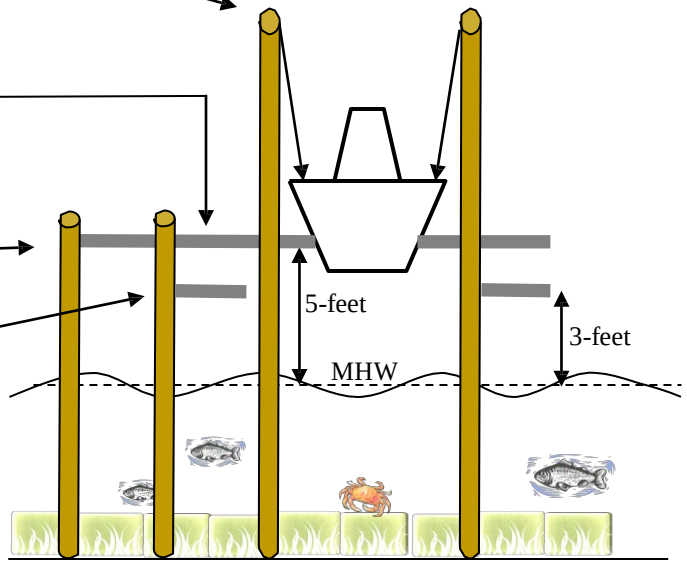
STERN WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

ACCESS CATWALKS
3-feet wide if grated decking.
3-feet above MHW to facilitate boat access.
Cantilevered off main structures; no additional pilings.

NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water

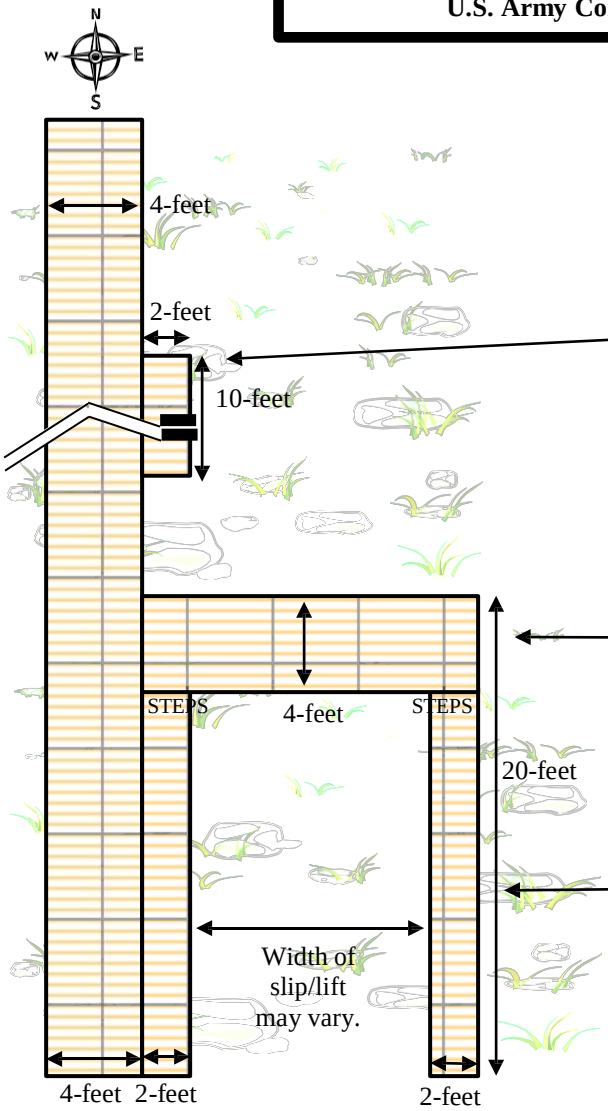


FRONT PLAN VIEW

VER: 201407

DOCK EXAMPLE — WOOD PLANK TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

The gaps between deckboards shall be a minimum of 1/2 inch.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

LIFT ONLY
No roof.
Vessel should be stored as high above MHW as possible .

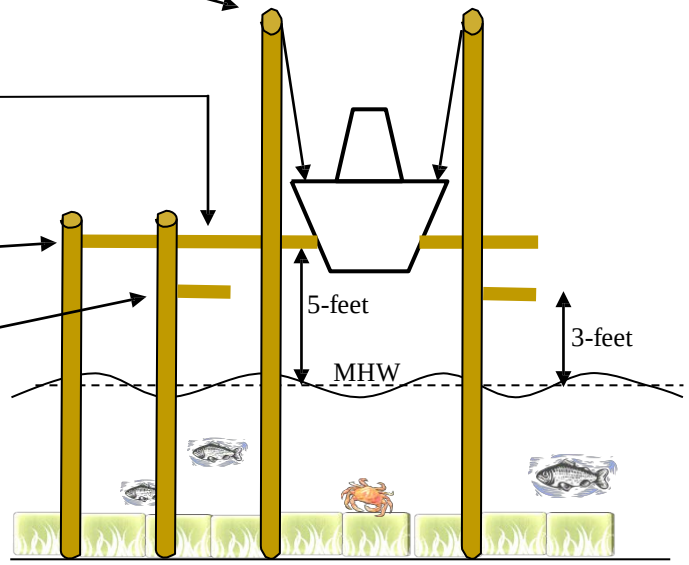
STERN WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

ACCESS CATWALKS
2-feet wide if wood decking.
3-feet above MHW to facilitate boat access.
Cantilevered off main structures; no additional pilings.

NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water



FRONT PLAN VIEW

VER: 201407

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The Permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The Permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or in Vero Beach (1-772-562-3909) for south Florida, and emailed to FWC at ImperiledSpecies@myFWC.com.

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the Permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8½ " by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at http://www.myfwc.com/WILDLIFEHABITATS/manatee_sign_vendors.htm. Questions concerning these signs can be forwarded to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Vessel Strike Avoidance Measures and Reporting for Mariners NOAA Fisheries Service, Southeast Region

Background
The National Marine Fisheries Service (NMFS) has determined that collisions with vessels can injure or kill protected species (e.g., endangered and threatened species, and marine mammals). The following standard measures should be implemented to reduce the risk associated with vessel strikes or disturbance of these protected species to discountable levels. NMFS should be contacted to identify any additional conservation and recovery issues of concern, and to assist in the development of measures that may be necessary.

Protected Species Identification Training
Vessel crews should use an Atlantic and Gulf of Mexico reference guide that helps identify protected species that might be encountered in U.S. waters of the Atlantic Ocean, including the Caribbean Sea, and Gulf of Mexico. Additional training should be provided regarding information and resources available regarding federal laws and regulations for protected species, ship strike information, critical habitat, migratory routes and seasonal abundance, and recent sightings of protected species.

Vessel Strike Avoidance
In order to avoid causing injury or death to marine mammals and sea turtles the following measures should be taken when consistent with safe navigation:

1. Vessel operators and crews shall maintain a vigilant watch for marine mammals and sea turtles to avoid striking sighted protected species.

2. When whales are sighted, maintain a distance of 100 yards or greater between the whale and the vessel.

3. When sea turtles or small cetaceans are sighted, attempt to maintain a distance of 50 yards or greater between the animal and the vessel whenever possible.

4. When small cetaceans are sighted while a vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until the cetacean has left the area.

5. Reduce vessel speed to 10 knots or less when mother/calf pairs, groups, or large assemblages of cetaceans are observed near an underway vessel, when safety permits. A single cetacean at the surface may indicate the presence of submerged animals in the vicinity; therefore, prudent precautionary measures should always be exercised. The vessel shall attempt to route around the animals, maintaining a minimum distance of 100 yards whenever possible.

6. Whales may surface in unpredictable locations or approach slowly moving vessels. When an animal is sighted in the vessel's path or in close proximity to a moving vessel and when safety permits, reduce speed and shift the engine to neutral. Do not engage the engines until the animals are clear of the area.

Additional Requirements for the North Atlantic Right Whale

1. If a sighted whale is believed to be a North Atlantic right whale, federal regulation requires a minimum distance of 500 yards be maintained from the animal (50 CFR 224.103 (c)).

2. Vessels entering North Atlantic right whale critical habitat are required to report into the Mandatory Ship Reporting System.

3. Mariners shall check with various communication media for general information regarding avoiding ship strikes and specific information regarding North Atlantic right whale sighting locations. These include NOAA weather radio, U.S. Coast Guard NAVTEX broadcasts, and Notices to Mariners. Commercial mariners calling on United States ports should view the most recent version of the NOAA/USCG produced training CD entitled "A Prudent Mariner's Guide to Right Whale Protection" (contact the NMFS Southeast Region, Protected Resources Division for more information regarding the CD).

4. Injured, dead, or entangled right whales should be immediately reported to the U.S. Coast Guard via VHF Channel 16.

Injured or Dead Protected Species Reporting

Vessel crews shall report sightings of any injured or dead protected species immediately, regardless of whether the injury or death is caused by your vessel.

Report marine mammals to the Southeast U.S. Stranding Hotline: 877-433-8299
Report sea turtles to the NMFS Southeast Regional Office: 727-824-5312

If the injury or death of a marine mammal was caused by a collision with your vessel, responsible parties shall remain available to assist the respective salvage and stranding network as needed. NMFS' Southeast Regional Office shall be immediately notified of the strike by email (takereport.nmfsser@noaa.gov) using the attached vessel strike reporting form.

For additional information, please contact the Protected Resources Division at:

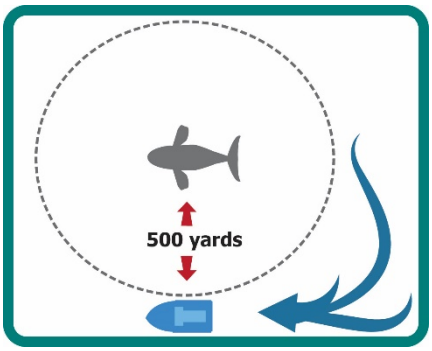
NOAA Fisheries Service
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701
Tel: (727) 824-5312
Visit us on the web at http://sero.nmfs.noaa.gov

North Atlantic Right Whale Information Form

Federal Regulations Governing the Approach to North Atlantic Right Whales



1. Federal regulations governing the approach to North Atlantic right whales can be found at 50 CFR 224.103(c). It is illegal to approach and remain within 500 yards of right whales; 500 yards is equal to the distance of 5 football fields.



   Prohibitions on approaching right whales are as follows (Excerpts from 50 CFR 224.103(c), available at www.ecfr.gov): Unless otherwise lawfully allowed or unless doing so would create an imminent and serious threat to a person or vessel, it is unlawful to:
   - *(i) Approach (including by interception) within 500 yards (460 m) of a right whale by vessel*
   - *(ii) Fail to undertake required right whale avoidance measures. If underway, a vessel must steer a course away from the right whale and immediately leave the area at a slow safe speed.*

2. Updates can be downloaded from:
   a. http://www.nmfs.noaa.gov/pr/species/mammals/cetaceans/rightwhale_northatlantic.htm, or
   b. www.ecfr.gov

bing maps

A **400 High Point Dr, Cocoa, FL 32926**

B **2868 Sunset Dr, New Smyrna Beach, FL 32168**

57 min , 55 miles
Light traffic
Via I-95 N
· Unpaved roads



A **400 High Point Dr, Cocoa, FL 32926**

↑	1.	Head **west** on **High Point Dr** toward Westchester Dr	0.2 mi
↱	2.	Turn **right** onto **US-1 N / FL-5 / FL-A1A / N Highway 1** BP on the corner	0.1 mi
↰	3.	Turn **left**, then immediately turn **left** onto **US-1 S / FL-A1A / FL-5 / N Highway 1** ▲ *Minor congestion*	0.3 mi
↰	4.	Turn **left** onto **FL-528 W** toward **FL-528 West**	69 ft
528	5.	Take the ramp on the **right** for **FL-528 W**	4.1 mi
95	6.	At Exit **42B**, head **right** on the ramp for **I-95 North** toward **Daytona Beach**	38.7 mi, 30 min
442	7.	At Exit **244**, head **right** on the ramp for **FL-442 / W Indian River Blvd** toward **Edgewater**	1.1 mi
↰	8.	Turn **left** onto **Old Mission Rd**	4.0 mi
↑	9.	Keep **straight** to get onto **Mission Dr**	0.4 mi
↱	10.	Turn **right** onto **FL-44 / State Road 44**	0.3 mi
↰	11.	Turn **left** onto **Old Mission Rd**	0.1 mi
↱	12.	Turn **right** onto **FL-44 Bus / Canal St**	0.7 mi

↰	13.	Turn **left** onto **US-1 N / FL-A1A / FL-5 / N Dixie Fwy** Pass 7-Eleven on the left in 0.8 mi ▲ *Moderate congestion*	3.6 mi
↰	14.	Turn **left** onto **Art Center Ave**	0.8 mi
↰	15.	Turn **left** onto **Sunset Dr** • *Unpaved Road*	0.2 mi
	16.	Arrive at **Sunset Dr** The last intersection before your destination is Willard St	

B **2868 Sunset Dr, New Smyrna Beach, FL 32168**

These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2024 TomTom.

From: jwreed@cfl.rr.com
To: Ferrara, Stephanie
Subject: FW: 2868 Sunset Dr, NSB - Planing Variance application
Date: Monday, August 5, 2024 3:59:46 PM
Attachments: REED ARMY CORPS PERMIT APPPLICATION.pdf
REED DEP PERMIT APPLICATION.pdf
NSB Planning variance application_0001.pdf

CAUTION: EXTERNAL EMAIL

I spelled your email wrong the first time!
Here you go :-)

Thank you for all your help

From: jwreed@cfl.rr.com
To: "sferra@cityofnsb.com"
Cc:
Sent: Monday August 5 2024 12:47:44PM
Subject: 2868 Sunset Dr, NSB - Planing Variance application

I am attaching the schematics and pics that were sent to other governmental agencies. Probably more than requested but I would prefer to save you time and not have to request anything. One of the attachments is my application for variance. You can pick the docs you want.

I am asking for a variance of 90 sq. Ft. and allow me to install a 2nd uncovered boat lift. My reasons are as follows.

1.) When original permit was applied for, we discussed w permitting the additional lift would be installed in a few years. Make sure this permit contains nothing that will inhibit the next project. We were told in 2018 all was good. So, we proceeded.

2.) Now we are told that EVERYTHING covered under roof is now considered part of the square footage of the dock system and new lift would exceed to 600 sq feet allowed by 90 sq feet. This new lift would be uncovered. Either the codes have changed, or we were misled in 2018.
There are several dock systems on Turnball Bay that exceed the 600 sq ft I am being asked to adhere to

3.) This lift would in no way create an additional hazard to boaters or my neighbors. In fact, the neighbor to my north has already signed off on allowing me to build the lift. I have included that for your review.

4.) This new lift will not create an additional visual impairment to either neighbor.

5.) Lastly, I was led to believe that I could trim 12 inches of overhang off the original structure that would equal 90 sq ft. Then I would fall under the 600 sq ft. Then my permit would be approved. That seems rather silly to me since my footprint will not be any notably smaller.

Thank you. I look forward to discussing with you at earliest convivence.

From: "Dock Permits"
To: "Jeffrey Reed"
Cc:
Sent: Tuesday April 23 2024 4:11:37PM
Subject: Reed DEP and Army Corps permit applications

Jeff,

Attached are the DEP and Army Corps permit applications submitted today. Please print for your files as I will not be sending hard copies.

--
Janice Steele, Manager
Coastal Waterway Services, LLC
1710 Weeping Elm Circle
Port Orange, Fl. 32128
Phone 386-760-4520
email: "mailto:dock-permits@cfl.rr.com">dock-permits@cfl.rr.com

This electronic message contains information from Coastal Waterway Services LLC which may be confidential, privileged or otherwise
protected from disclosure. The information is intended to be used solely by the recipient (s) named. If you are not the intended recipient,
be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received
this transmission in error, please notify Coastal Waterway Services LLC immediately at href= "mailto:dock-permits@cfl.rr.com">dock-permits@cfl.rr.com or call
386-760-4520. We have taken precautions to minimize the risk of transmitting software viruses but we advise you to carry out your
own virus checks on any attachment with this message. We cannot accept liability for any loss or damage caused by software messages.


Virus-free. www.avast.com

From: jwreed@cfl.rr.com
To: Ferrara, Stephanie
Subject: FW: Reed Dock Permitting
Date: Monday, August 5, 2024 12:52:13 PM

CAUTION: EXTERNAL EMAIL

Please add this email for review with the committee. My final point regarding the variance.

Thank you.

From: "Dock Permits"
To: "Jeffrey Reed"
Cc:
Sent: Monday August 5 2024 12:19:41PM
Subject: Reed Dock Permitting

Jeff,

Thank you for letting me know about the status of the dock. I apologize that you have to go through all of this. Their LDC makes no sense what so ever. The area where the roof covers the finger piers on the side of the boathouse and the platform behind the boathouse and the platform next to the boathouse is already covering the water. If the roof was not there, your slip size is only 12 x 21= 252 SF and the additional uncovered boat lift is 144 sf (12 x 12) which totals 396 sf for 2 boatslips that meet the LDC!!!!

How can you count the roof square footage that covers a finger pier and platforms as part of a boat slip size???? No other city in Volusia county and the County has this strange LDC. The state DEP has no restrictions on coverage over the water. If your total dock structures exceed over 2000sf, they may require a lease for the dock for which you pay for everything in the water(you rent the space annually from the state).

The DEP and Army Corps have authorized your dock. It meets all the state and federal guidelines in the state owned waters. All waters in the state of Florida are soveriegn to the state of Florida unless it is man-made. This is why you have to obtain permits to construct a dock in state owned waters. The city is setting a precedent in limiting the size of boats people may purchase by their LDC. This is infringing

upon the rights of the homeowner in my opinion but I am not an attorney.

So what happens to a homeowner that may have 50 foot boat and a 30 foot boat docked at their dock and it gets destroyed by a hurricane that had been legally permitted in the past and it was destroyed by more than 50% to rebuild to today's LDC? Is the city going to tell them they cannot have those 2 boats because they exceed the 600 square feet for 2 boat slips??

I would advise you to obtain legal representation for this variance.I do know if you are denied at the city variance meeting, your only recourse is in court.

--

Janice Steele, Manager
Coastal Waterway Services, LLC
1710 Weeping Elm Circle
Port Orange, Fl. 32128
Phone 386-760-4520
email: "mailto:dock-permits@cfl.rr.com">dock-permits@cfl.rr.com

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386-760-4520. We have taken precautions to minimize the risk of transmitting software viruses but we advise you to carry out your
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ORDINANCE NO. 78-19

AN ORDINANCE OF THE CITY OF NEW SMYRNA BEACH AMENDING THE LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE II, DEFINITIONS, SECTION 208.00, BOAT SLIP ALLOCATIONS, TO ADD DEFINITIONS FOR SHARED FACILITY AND STANDARD FACILITY; AMENDING ARTICLE VIII, SUPPLEMENTARY REGULATIONS, SECTION 803.04, REGULATIONS PERTAINING TO BOATS, BOAT DOCKS, AND BOAT DOCKS WITH TERMINAL PLATFORMS, COVERED BOAT SLIPS (BOATHOUSES), MOORING POLES, AND OTHER BOAT STORAGE AND DOCKING FACILITIES, AND SECTION 803.045, BOAT SLIP ALLOCATIONS, TO BE CONSISTENT WITH THE VOLUSIA COUNTY MANATEE PROTECTION PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida, has requested administrative text amendments to the Land Development Regulations, Article II, Definitions, Section 208.00, Boat Slips Allocations, and Article VIII, Supplementary Regulations, Sections 803.04, Regulations Pertaining to Boats, Boat Docks, and Boat Docks with Terminal Platforms, Covered Boat Slips (Boat Houses), Mooring Poles, and Other Boat Storage and Docking Facilities, and Section 803.045, Boat Slips Allocations, to provide for consistency with the Volusia County Manatee Protection Plan; and

WHEREAS, the Planning and Zoning Board recommended that the City Commission approve the amendments to the Land Development Regulations at its meeting on September 16, 2019, by a vote of 4-0; and

WHEREAS, the City Commission deems it is in the best interests of the citizens of the City of New Smyrna Beach to amend the Land Development Regulations as more particularly set forth hereinafter.

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

SECTION 1: ***Amending Land Development Regulations.*** That Article II, New Smyrna Beach Land Development Regulations, is hereby amended as follows: **(Note: Omissions from text are indicated by [. . .], deletions from text are indicated by ~~strikeout~~, and additions to text are indicated by underline.)**

ARTICLE II. DEFINITIONS

208.00. Boat slip allocations.

[. . .]

Shared facility. A private structure within the municipal boundaries of the City accessory to a single-family or two-family residentially zoned and used property where boats are moored and/or launched. This structure may include boat slips, boathouses, mooring poles, and terminal platforms. The maximum number of slips, mooring poles, and boat ramps is a combination of any four (4) total, with the maximum of any two (2) counted for each parcel.

[. . .]

Standard facility. A private structure within the municipal boundaries of the City accessory to a single-family or two-family residentially zoned and used property where boats are moored and/or launched. This structure includes boat slips, boathouses, mooring poles, and terminal platforms. The maximum number of slips, mooring poles, and boat ramps is a combination of any two (2).

[. . .]

SECTION 2: ***Amending Land Development Regulations.*** That Article VIII, New Smyrna Beach Land Development Regulations, is hereby amended as follows: **(Note: Omissions from text are indicated by [. . .], deletions from text are indicated by ~~strikeout~~, and additions to text are indicated by underline.)**

ARTICLE VIII. SUPPLEMENTARY REGULATIONS

803.00. Regulations pertaining to accessory buildings and incidental uses.

803.04. *Regulations pertaining to boats, boat docks, and boat docks with terminal platforms, covered boat slips (boathouses), mooring poles, and other boat storage and docking facilities.*

A. Boat docks, terminal platforms, boat slips, covered boat slips or boathouses, mooring poles, boat ramps, and docking facilities for non-commercial watercraft shall be permitted in accordance with Volusia County's Manatee Protection Plan, as amended, on a non-oceanfront waterfront lot in any residential zoning district, excluding multifamily residential zoning districts, as an accessory use to the single family or two family use. These would be deemed standard facilities, and are subject to the following restrictions: ~~Any non-oceanfront waterfront lot within a single and two-family residential zoning district is allowed to erect the following structures in the adjacent waterway, which would constitute a "standard" facility that can accommodate up to four boats:~~

~~(1) Boat docking, a terminal platform, and a boat lift associated with either a boathouse or mooring poles;~~
~~(2) Mooring poles accommodating no more than two boats;~~
~~(3) No more than two boat slips, whether covered (a boathouse) or not covered. A covered boat slip having no more than 360 square feet of area for a single slip covered boat slip (boathouse), or no more than 600 square feet for a two-slip covered boat slip (boathouse); and~~
~~(4) One boat ramp no[t] exceeding 13 feet in width.~~

(1) No more than two (2) boat slips shall be allowed per parcel, whether covered or not

covered. Single boat slips, whether covered or not, shall be limited to no more than 360 square feet, while double boat slips shall not exceed 600 square feet; and

(2) In lieu of a second boat slip, a parcel can have one (1) boat ramp not exceeding thirteen (13) feet in width.

B. Any two (2) non-oceanfront waterfront lots within a single and two-family residential zoning district are allowed to erect the following structures in the adjacent waterway that constitute a "shared" facility that can accommodate up to ~~eight boats~~ four (4) boats in accordance with Volusia County's Manatee Protection Plan, as amended, (but would eliminate the right of either property to construct a ~~"standard" facility~~ separate dock or slip facility):

(1) Boat docking, a terminal platform, and a boat lift associated with either a boathouse or mooring poles; any of the above accommodating a maximum of four (4) boats per two (2) non-oceanfront lots; or

~~(2) Mooring poles accommodating no more than two boats;~~

(2) No more than four (4) uncovered boat slips, or a minimum of two (2) single or double covered slips/boathouses, with an area of no more than 360 square feet per single covered slip or 600 square feet per double covered slip.

~~(3) No more than four covered boat slips (two boathouses) having no more than 360 square feet of area for a single slip boathouse, or no more than 600 square feet each for a two slip boathouse; and~~

(3) Two (2) boat ramps that do not exceed thirteen (13) feet in width, with no more than one (1) per property. Each proposed boat ramp would be in lieu of one (1) boat slip.

~~(4) Two boat ramps, no more than one per property, that do not exceed 13 feet in width.~~

C. Any non-oceanfront waterfront common area within a platted subdivision, Multi-Family Development, or a Commercial Marina is allowed to erect the following "typical" structures in the adjacent waterway in accordance with Volusia County's Manatee Protection Plan, as amended, and may be subject to the City Slip Pool:

(1) Boat docks, boat lifts, terminal platforms, boathouses, mooring poles, access piers and access walkways;
(2) Covered boat slips/boathouses ~~(a boathouse)~~ none of which exceed ~~360~~ 300 square feet;
(3) One (1) boat ramp not exceeding thirteen (13) feet in width.

The number of dock facilities allowed and location of the facilities shall be approved by the city commission in a hearing open to the public. The city commission shall approve the number of dock facilities and location of the facilities based on the following criteria:

(1) There is adequate maneuvering room for the boats to access the proposed boat dock facilities;
(2) The location of the boat dock facilities does not block navigation for other boaters using the same waterway on adjacent parcels;
(3) The subdivision common area shall have direct water frontage;
(4) The docks shall be owned and maintained by individual homeowners within the subdivision;
(5) The docks shall not be rented or used by non-residents of the subdivision;

(6) The land used to access the docks shall be owned and maintained by the homeowners association and shall remain as common area;

(7) All setbacks for docks shall be the same as the setbacks applied to other single-family docks throughout the remainder of the city; and

(8) The boat facilities shall conform to all other applicable federal, state, county or city regulations.

~~D. Any non-oceanfront waterfront lot that allows multi-family residential uses and is accompanied by a multi-family development is allowed to erect the following "typical" structures in the adjacent waterway:~~

~~(1) Boat docks, boat lifts, terminal platforms, boathouses and mooring poles;~~

~~(2) Covered boat slips (a boathouse) none of which exceed 300 square feet;~~

~~(3) One boat ramp not exceeding 13 feet in width.~~

~~E.~~ D. The following regulations shall apply to all structures permitted pursuant to [subsection] 803.04 A., B., and ~~D.~~ C. above:

(1) The maximum allowed height of a structure is fifteen (15) feet above the mean high waterline; for a second story deck the maximum allowed height is measured from the second floor and not the required handrails.

(2) No "standard" structure, including mooring poles, boathouses, boat docks, terminal platforms, access piers and walkways, boat lifts, and other boat storage and docking facilities, shall be closer than ten (10) feet from the side lot lines and Florida Department of Environmental Protection DEP interpreted extensions of side lot lines waterward from the property water frontage line unless the structure is permitted or required to be located there as the result of a valid court order equitably prorating a basin among upland property owners. Such prohibition shall also apply to the storage, anchorage, or mooring of any boat.

(3) A second story deck is allowed so long as (1) and (2) above are met, the second story does not exceed the maximum allowed square footage for covered boat slips as outlined in [subsection] 803.04 A., B., and C~~., and D.~~ above, a guardrail complying with the current approved edition of the Florida Building Code, as amended, is provided with the following additional requirements:

(a) "Rails" between the floor and the top railing are to be constructed of stainless steel cables;

(b) Posts to which the cable is attached shall be no closer than four (4) feet apart;

(c) The bottom cable shall be no more than two (2) inches above the floor;

(d) The guardrail shall be in compliance with the current Florida Building Code, as amended, concerning "guards," to include the requirement that the top of the rail must be at least 36 inches in height as measured from the deck of the second floor;

(e) Stairs accessing the second floor shall comply with the current Florida Building Code, as amended, concerning "stairways."

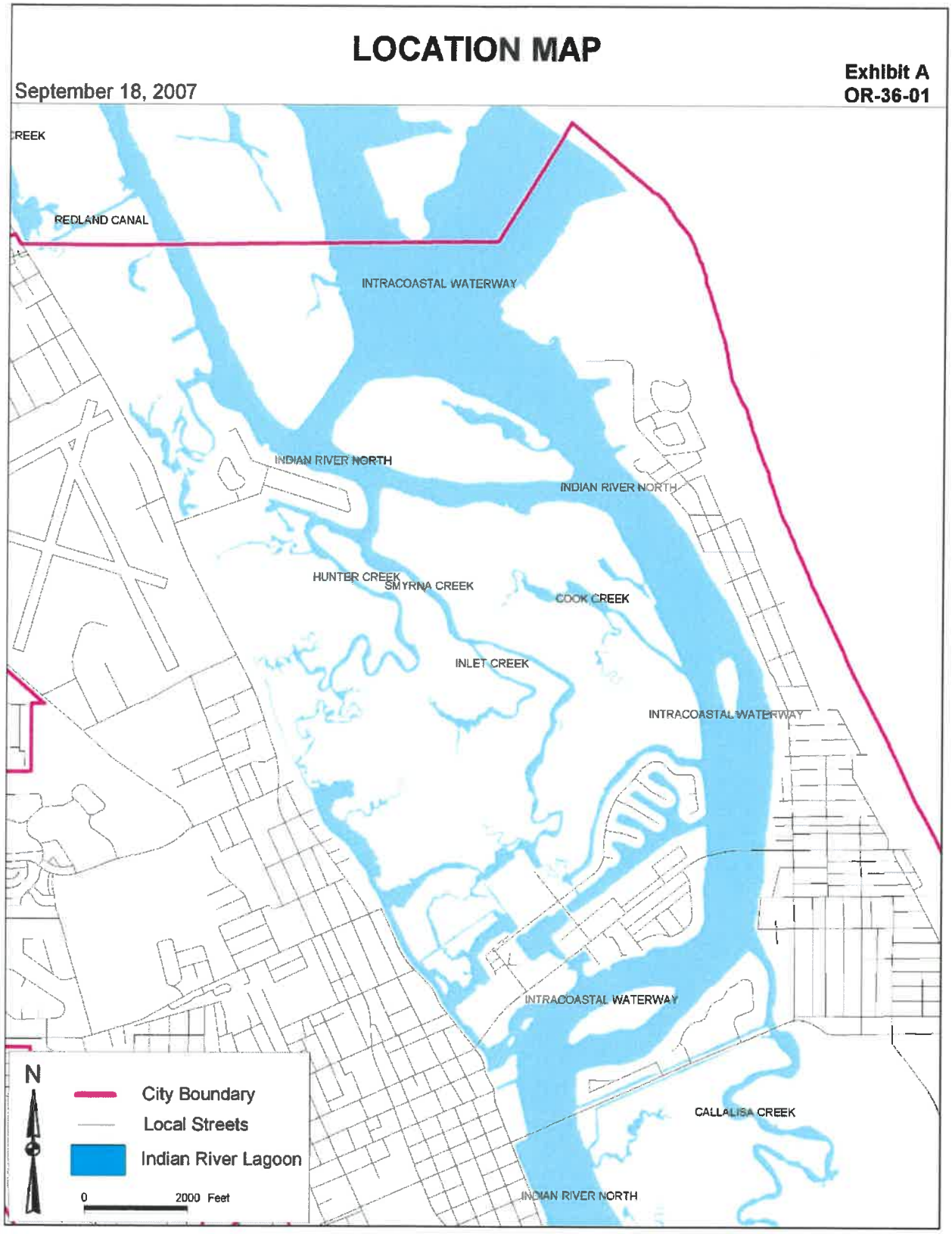
(f) The square footage for a covered deck either over a slip or a platform is not an additional square footage of roof coverage for purposes of calculation of allowable square footage of covered slips/boathouses. The maximum allowed square footage of 600 square feet must be shared between a covered slip/boathouse and a covered platform.

(4) Terminal platforms may be covered by a roof so long as the area under the roof does not exceed the maximum allowed square footage for covered boat slips as outlined in [subsection] 803.04 A., B., and C., ~~and D.~~ above.

(5) The maximum footprint of a single family dock structure, including mooring pole area and boat docking space, cannot exceed 1,000 square feet.

(6) All applicants must submit a copy of the DEP/Army Corp of Engineers permit or self-certification and Volusia County Manatee Protection Plan approval prior to commencement of construction.

(7) Any existing structures that were permitted before the enactment of this ordinance can exist as legal non-conforming accessory structures. If over 50% of the value of the structure is removed or damaged, all new or replacement structures must met the current regulations.

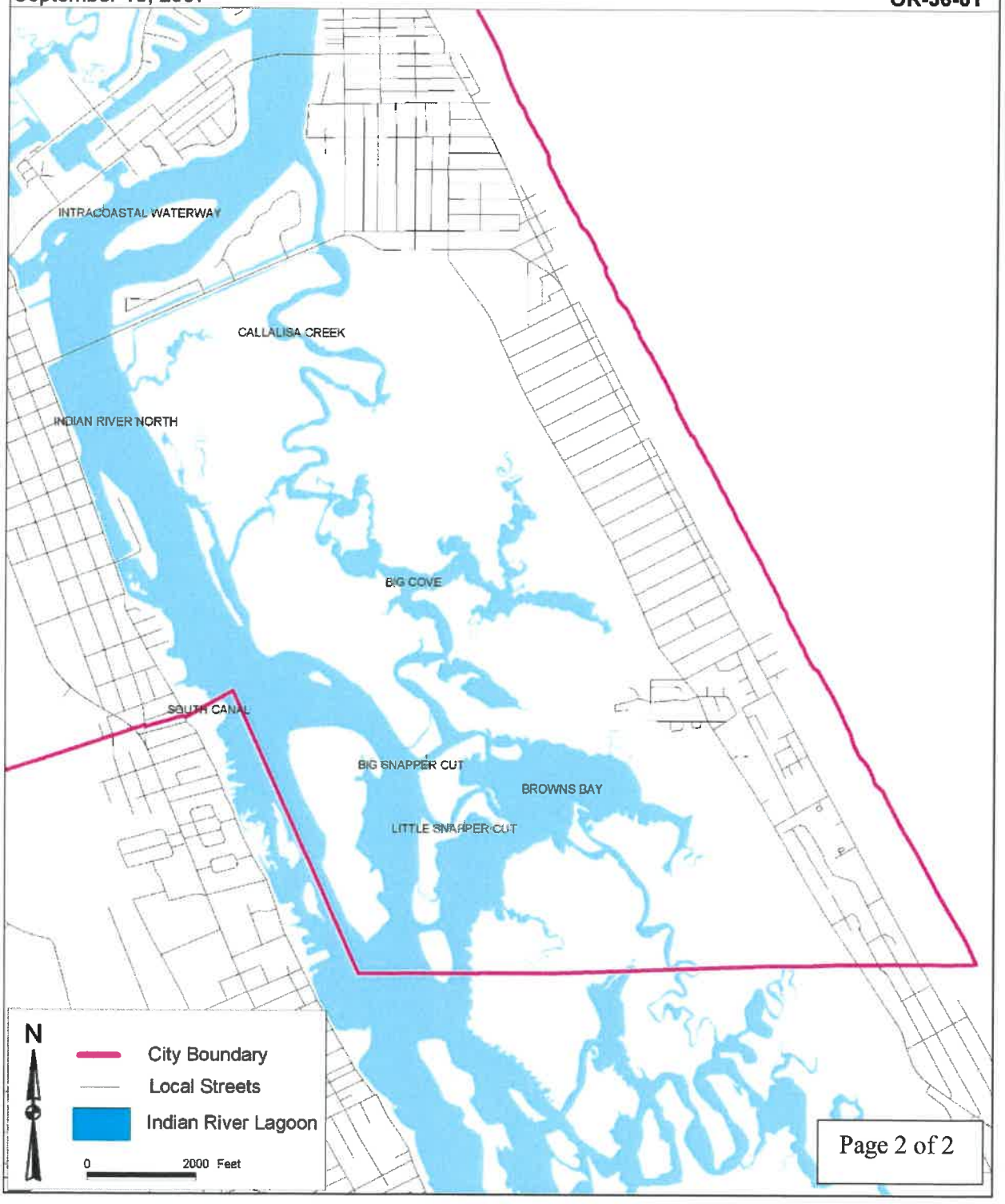

LOCATION MAP
September 18, 2007
Exhibit A
OR-36-01
REEK
REDLAND CANAL
INTRACOASTAL WATERWAY
INDIAN RIVER NORTH
INDIAN RIVER NORTH
HUNTER CREEK
SMYRNA CREEK
COOK CREEK
INLET CREEK
INTRACOASTAL WATERWAY
INTRACOASTAL WATERWAY
CALLALISA CREEK
INDIAN RIVER NORTH
N
City Boundary
Local Streets
Indian River Lagoon
0
2000 Feet

209
210

LOCATION MAP

September 18, 2007

Exhibit A
OR-36-01



Page 2 of 2

211
212
213
214

~~F~~E. No boats or structures, including mooring poles, shall be allowed to be erected in the waterway beyond the following distances when measured from the mean high water line or the seawall at the point of the lot line where the dock is to be located, to the mean high waterline or the seawall at the nearest opposite shore:

(1) The point where the length of the structure is more than 25% of the width of the waterway when there are platted, buildable lots on the opposite shore; and

(2) The point where the length of the structure is more than 30% of the width of the waterway when there are no platted or buildable lots on the opposite shore.

This provision shall be subject to the following exemption: This provision shall not apply to construction on properties located along, and the construction is to occur in, the water bodies known as the Intracoastal Waterway, Indian River, Callalisa Creek, and Indian River Lagoon. Said water bodies are more particularly described on Exhibit "A" to this ordinance, attached hereto and by reference made a part hereof.

~~G~~F. No structure located within a natural or man-made waterway shall be allowed to be erected in the waterway without obtaining the required permits, certifications, or exceptions, from the Department of Environmental Protection ~~(D.E.P.)~~, Volusia County Manatee Protection Plan, and the Army Corps of Engineers.

~~H~~G. No boat or vessel shall be used or maintained as a dwelling unit which is not sound, seaworthy, and equipped with sanitary facilities that are either:

(1) Connected to a public sewer system, or

(2) Have a self-contained waste treatment system.

~~I~~H. Prior to issuing a building permit ~~certificate of zoning~~ for construction of the facilities in A. and B. above, a plan drawn to scale no smaller than 1" = 30' must be submitted to, and approved by, the City Manager or his or her designee ~~Planning and Zoning Department~~. The plan shall contain the following information:

(1) A survey prepared by a registered land surveyor with the State of Florida depicting the mean high waterline or mean high elevation;

(2) Depth soundings at three (3) feet vertical intervals measured from the property water frontage line to the opposite shore;

(3) Legal description;

(4) Lot boundary lines;

(5) Bulkhead location (if existing);

(6) Facility height above the mean high waterline;

(7) Facility dimensions (total length, width, and depth);

(8) Percentage facility represents of total waterway width (not required for dock to be constructed along the Intracoastal Waterway, Indian River, Callalisa Creek, and Indian River Lagoon);

(9) Distance facility is located from all side property lines or extensions of side property lines waterward from the property water frontage line;

(10) Type of facility (~~e.g.~~ floating dock or non-floating dock);

(11) Construction material proposed; and

(12) Boat mooring or docking position(s).

~~J~~I. Prior to issuing a ~~certificate of zoning~~ building permit for construction of the facilities in A., B, and C. above, a copy of all permits, exemptions, or approvals required from County, State, and Federal agencies shall be submitted to the City Manager or his or her designee.

~~K~~J. Any property zoned commercial marina or recreational is allowed to have docks (whether for boat mooring or not) provided all county, state, and federal permits are secured prior to construction. Slips, Boat Storage, Boat Ramps, Mooring Poles, Dry Storage, and trailer parking may require application to the City Commission for receiving slips from the City Slip Pool.

~~L~~K. Permits required from county, ~~S~~state, and ~~F~~federal agencies shall be submitted to the Building Department when requesting a building permit. Copies of the required permits shall be attached to the building permit application.

If a county, state, or federal agency requires the dock projection length be less than permitted in these regulations, then the agency's requirement applies.

~~M~~L. Any variance from the requirements of Section 803.04 requires Planning and Zoning Board approval at a public hearing after adjacent property owners have been notified by ~~the Development Services Department~~ certified mail by the applicant. The criteria the Planning and Zoning Board is to use in granting or denying the variance are as follows:

(1) Special circumstances exist which are peculiar to the property or the waterway in question, making boat mooring or waterway access difficult;

(2) Strict application of the requirements set forth in Section 803.04 would deprive the property owner of reasonable rights presently enjoyed by other nearby property owners;

(3) Special circumstances and conditions exist that 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;

(4) Granting a variance from requirements of Section 803.04 will not cause substantial detriment to the public welfare, safety, navigation or convenience;

(5) Granting a variation from requirements of Section 803.04 will not constitute a grant of special privilege denied to other property owners.

A property owner desiring a variance must submit an application to the Planning and Engineering Department in the form prescribed by the Planning and Engineering Department, which clearly describes the reasons why the Planning and Zoning Board should approve the variance request. The letter of request must explain how the circumstances pertaining to the property in question meet the criteria listed in Section 803.04~~K~~L.

Upon receipt of a complete application for a variance, the Planning and Engineering Department shall schedule and notice the matter for a quasi-judicial variance hearing before the Planning and Zoning Board within THIRTY (30) days. An application shall be complete when the Planning and Engineering Department receives an application that contains all the information required by regulations.

All other regulations and procedures for variance applications not covered under Section 803.04 shall follow Section 305.05, including supplementary regulations.

803.045. Boat Slip Allocations.

A. Purpose. The excess boat slip allocation procedure is provided to allow for a fair and reasonable means of authorizing development of the limited number of boat slips allocated to the City, in accordance with the Volusia County's Manatee Protection Plan, as amended.

B. Procedure.

(1) Requests for excess boat slip allocation shall be submitted to the City in accordance with the general application requirements and procedures set forth in this section.

(2) The City Commission may grant requests for excess boat slip allocations at a public hearing.

C. Criteria. The City Commission shall evaluate the number of slips remaining in the City's inventory and allocate additional slips based on a finding of net public benefit to be derived from the project. The finding of net public benefit shall be based on the effect the project has on public use and access to the water, including but not limited to the following factors:

(1) The number of slips in the project that will be made available for purchase, lease or use by the general public.

(2) Construction, expansions or improvements to new or existing public spaces, parks, plazas, walkways, or other features providing access to the waterfront for the general public on or off-site.

(3) Construction, expansions, or improvement of a public dock or boat ramp and related facilities on or off-site.

(4) Redevelopment of upland uses in a redevelopment area consistent with the adopted area plan.

(5) Preservation of upland historic properties or structures.

(6) Parking spaces associated with a boat ramp, marina or other boat facilities, as defined in Article II of this LDR, designed to accommodate a boat trailer and vehicle used to tow the trailer shall be considered a boat slip for allocation purposes. Such space must have direct access to the Indian River within the New Smyrna Beach municipal boundaries.

(7) Construction or allocation of slips designed to benefit an under-served segment of the boating public.

(8) Acquisition of upland for public use.

(9) Improvements to existing water-related facilities for use by the general public.

(10) Activities such as dredging that improve access to or navigability of the waterway.

(11) Financial contribution toward a project as described above, or any public project which will enhance public use of and access to the waterway and riparian lands within the city.

(12) Construction, expansion or improvement of stormwater management facilities for existing streets that dead-end into the river.

D. Effect of approval.

(1) Reservation. Upon approval by the City Commission, the allocated boat slip(s) shall be reserved for three (3) years from the date of approval. Any reserved slips shall be removed from the excess slip pool and held in reserve during that three year period. Any number of slips the applicant does not build during the above-referenced reservation period shall be returned to the excess slip pool.

(2) Construction. The applicant has three (3) years from the date of City Commission approval to begin construction of the allocated boat slip(s). If construction does not begin within three years, the right to develop the slips shall cease and the reserved slips shall be released and placed back into the excess slip pool.

(3) Extensions to slip reservation period. Reservation of boat slips may be extended for a period of one additional year by the ~~administrative official~~ City Manager or his or her designee, providing the applicant demonstrates significant good faith efforts in moving toward construction permitting approval. The administrative official or designee will determine good faith effort based on the applicant's attempts to secure required permits. These attempts should be initiated at the commencement of the reservation period and evidence of continuous effort and progress throughout the three year reservation period must be shown.

E. Exemptions. Single-family residential lots with riparian rights that were in existence on or before November 21, 2005, shall have the right to and shall be allocated no more than two boat slips without applying for excess slips. Any single-family residential lot with riparian rights created after November 21, 2005, shall be subject to boat slip allocation.

SECTION 3: ***Codification.*** Following adoption of this ordinance, the City Attorney shall transmit a copy of this ordinance to Municipal Code Corporation of Tallahassee, Florida, to be codified into the City's Code of Ordinances. Municipal Code Corporation's usual and customary fee for said codification service is hereby approved. The provisions of this ordinance are intended to be incorporated into the Code of Ordinances of the City of New Smyrna Beach, Florida, and the sections of this ordinance may be renumbered, relettered, and the word "ordinance" may be changed to "section," "article," or such other word or phrase in order to accomplish such intention.

SECTION 4: ***Public Hearing***. That a public hearing considering the adoption of this ordinance was held November 19, 2019, in the City Commission Chambers at City Hall, 210 Sams Avenue (south entrance on Julia Street), New Smyrna Beach, Florida, after notice is found to comply with §166.041(3)(a), F.S.

SECTION 5: ***Conflicting Ordinances.*** That all ordinances or parts thereof that are in conflict with this ordinance shall be and the same are hereby rescinded and repealed.

SECTION 6: ***Severability.*** That if any section, sentence, clause or phrase of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 7: ***Effective Date.*** That this ordinance shall take effect immediately upon its final adoption.

APPROVED AS TO FORM AND CORRECTNESS:

Carrie Avallone

CARRIE AVALLONE
City Attorney

DATE: 11/5/2019

ORDINANCE NO. 30-21

AN ORDINANCE OF THE CITY OF NEW SMYRNA BEACH AMENDING THE LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE VIII, SUPPLEMENTARY REGULATIONS, SECTION 803.04, REGULATIONS PERTAINING TO BOATS, BOAT DOCKS, AND BOAT DOCKS WITH TERMINAL PLATFORMS, COVERED BOAT SLIPS (BOATHOUSES), MOORING POLES, AND OTHER BOAT STORAGE AND DOCKING FACILITIES TO REVISE THE MAXIMUM FOOTPRINT FOR SINGLE FAMILY DOCK STRUCTURES; PROVIDING FOR CODIFICATION; PROVIDING FOR PUBLIC HEARING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida, has requested administrative text amendments to the Land Development Regulations Article VIII, Supplementary Regulations, Section 803.04, Regulations pertaining to boats, boat docks, and boat docks with terminal platforms, covered boat slips (boathouses), mooring poles, and other boat storage and docking facilities to revise the maximum footprint for single family dock structures; and

WHEREAS, the Planning and Zoning Board, at its regular meeting on March 1, 2021, by a vote of 7-0, recommended that the City Commission approve the text amendments; and

WHEREAS, the City Commission deems it is in the best interests of the citizens of the City of New Smyrna Beach to amend the Land Development Regulations as more particularly set forth hereinafter.

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

SECTION 1: ***Amendment.*** That New Smyrna Beach Land Development Regulations, Article VIII, Section 803.04, Regulations pertaining to boats, boat docks, and boat docks with terminal platforms, covered boat slips (boathouses), mooring poles, and other boat storage and docking facilities is hereby amended to read as follows: **(Note: Omissions from text are indicated by [...], deletions from text are indicated by ~~strikethrough~~ and additions to text are indicated by underline.)**

ARTICLE VIII. – SUPPLEMENTARY REGULATIONS

Section 803.04 *Regulations pertaining to boats, boat docks, and boat docks with terminal platforms, covered boat slips (boathouses), mooring poles, and other boat storage and docking facilities.*

• • •

D. The following regulations shall apply to all structures permitted pursuant to 803.04 A., B., and C. above:

(1) The maximum allowed height of a structure is 15 feet above the mean high waterline; for a second story deck the maximum allowed height is measured from the second floor and not the required handrails.

(2) No "standard" structure, including mooring poles, boathouses, boat docks, terminal platforms, access piers and walkways, boat lifts, and other boat storage and docking facilities, shall be closer than ten feet from the side lot lines and Florida Department of Environmental Protection DEP interpreted extensions of side lot lines waterward from the property water frontage line unless the structure is permitted or required to be located there as the result of a valid court order equitably prorating a basin among upland property owners. Such prohibition shall also apply to the storage, anchorage, or mooring of any boat.

(3) A second story deck is allowed so long as subsections (1) and (2) above are met, the second story does not exceed the maximum allowed square footage for covered boat slips as outlined in [subsection] 803.04 A., B., and C above, a guardrail complying with the current approved edition of the Florida Building Code, as amended, is provided with the following additional requirements:

a. "Rails" between the floor and the top railing are to be constructed of stainless steel cables;

b. Posts to which the cable is attached shall be no closer than four feet apart;

c. The bottom cable shall be no more than two inches above the floor;

d. The guardrail shall be in compliance with the current Florida Building Code, as amended, concerning "Guards," to include the requirement that the top of the rail must be at least 36 inches in height as measured from the deck of the second floor;

e. Stairs accessing the second floor shall comply with the current Florida Building Code, as amended, concerning "Stairways."

f. The square footage for a covered deck either over a slip or a platform is not an additional square footage of roof coverage for purposes of calculation of allowable square footage of covered slips/boathouses. The maximum allowed square footage of 600 square feet must be shared between a covered slip/boathouse and a covered platform.

(4) Terminal platforms may be covered by a roof so long as the area under the roof does not exceed the maximum allowed square footage for covered boat slips as outlined in [subsection] 803.04 A., B., and C., above.

(5) The maximum footprint of a single family dock structure, not including a walkway, gangway, or access pier five (5) feet in width or less ~~including mooring pole area and boat docking space~~, cannot exceed 1,000 square feet.

(6) All applicants must submit a copy of the DEP/Army Corp of Engineers permit or self-certification and Volusia County Manatee Protection Plan approval prior to commencement of construction.

(7) Any existing structures that were permitted before the enactment of this ordinance can exist as legal non-conforming accessory structures. If over 50% of the value of the structure is removed or damaged, all new or replacement structures must met the current regulations.

SECTION 2: ***Codification.*** Following adoption of this ordinance, the City Clerk shall transmit a copy of this ordinance to Municipal Code Corporation of Tallahassee, Florida, to be codified into the City's Code of Ordinances. Municipal Code Corporation's usual and customary fee for said codification service is hereby approved.

SECTION 3: ***Public Hearing.*** That the public hearing considering the adoption of this ordinance shall be held at 6:30 p.m. on August 24, 2021 in the City Commission Chamber, 214 Sams Avenue, New Smyrna Beach, Florida, after notice published pursuant to §166.041(3)(a), F.S.

SECTION 4: ***Conflicting Ordinances.*** That all ordinances or parts thereof that are in conflict with this ordinance shall be and the same are hereby rescinded and repealed.

SECTION 5: ***Severability.*** That if any section, sentence, clause or phrase of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 6: ***Effective Date.*** That this ordinance shall take effect immediately upon its final adoption.

APPROVED AS TO FORM AND CORRECTNESS:

Carrie Avallone

CARRIE AVALLONE
City Attorney

DATE: 7/30/2021

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

A-13-24: REVIEW AND GIVE A RECOMMENDATION TO THE CITY COMMISSION ON A PROPOSED ANNEXATION, SMALL-SCALE *COMPREHENSIVE PLAN* AMENDMENT, AND REZONING FOR PROPERTY LOCATED AT 707 CORBIN PARK ROAD.

February 3, 2025

Background:

Applicant and Property Owners: Clifford K. and Suzette M. Gagnon, 707 Corbin Park Road, New Smyrna Beach, Florida 32168

Request: Voluntary annexation, *Comprehensive Plan* amendment, and rezoning:

- **From:** Volusia County Future Land Use (FLU) designation of Urban Low Intensity, and Volusia County zoning designation of R-4, Urban Single Family Residential with an "A" attached for Airport Height Notification Zone.
- **To:** City FLU designation of Low Density Residential and City zoning designation of R-2, Single Family Residential with an "A" attached for Airport Height Notification Zone.

Site Information:

- **Size:** 47 ± acres
- **Location:** Southeast corner of Paige Avenue and Corbin Park Road.

Tax I.D. Number: 7344-01-00-0010

Findings:

On April 23, 2013, the City Commission adopted an Interlocal Service Boundary Agreement (ISBA). The ISBA, which is permitted under Chapter 171, Part II, Florida Statutes, allows the City to annex any parcels that are within the designated annexation area, even if they are not contiguous to the current municipal boundaries. The agreement, which is between the County of Volusia and the City, was also approved by the County on May 2, 2013. A new agreement was approved on May 2, 2022.

The subject property is within the annexation area designated in the ISBA. The subject property on Corbin Park Road is developed with a single-family house and accessory structures. A location map is attached as **Exhibit A** and an aerial map is attached as **Exhibit B**.

The existing Volusia County Future Land Use (FLU) and zoning designation of the subject property is shown on the following maps as **Exhibits C and D**. The text description of the existing Future Land Use designation for the subject property is attached as **Exhibit E**. The associated current zoning text description for the subject property is attached as **Exhibit F**. Existing land uses are shown on the map attached as **Exhibit G.**

The established City Commission policy is that when properties are annexed into the City, the City will assign future land use and zoning designations that would be as similar as possible to existing County designations. As discussed above, the existing County FLU designation is Urban Low Intensity. The existing County zoning designation is R-4, Urban Single Family Residential. The proposed City FLU designation is Low Density Residential. The proposed City zoning designation is R-2, Single Family Residential. A text description of the proposed City Low Density Residential Future land Use designation is attached as **Exhibit H,** with a map of this proposed change also attached as **Exhibit I**. A text description of the proposed City R-2, Single Family Residential zoning, and a map of the proposed changes are similarly attached as **Exhibits J** and **K**

This annexation request is within the City's annexation area and within the City's water and sewer service area **(Exhibit L).** The parcel on Corbin Park Road has an 8-inch PVC water line in the Corbin Park Road right-of-way and a 12-inch PVC water line in the Paige Avenue right-of-way. There is a 4-inch dedicated PVC sewer force main and an 8-inch dedicated sewer force main in the Paige Avenue right-of-way and a 4-inch dedicated sewer force main in the Corbin Park Road right-of-way, but local sewer and reclaim services are not available.

A map of the soil limitations for septic systems is attached as **Exhibit M**.

The *Land Development Regulations* requires any proposed development to conform to the Concurrency Management System. That system includes traffic, parks and recreation, potable water, wastewater treatment, solid waste collection, storm-water management, and public-school facilities. The subject property on Corbin Park Road is developed with a single-family house and accessory structures with no increased density proposed for this property. Therefore, staff did not prepare a concurrency analysis table for this case.

There are numerous *Comprehensive Plan* maps that must be amended to incorporate the subject property into the *Comprehensive Plan* (see **Exhibits N through Z)**. A map showing the subject properties incorporated into Commission Zone 1 is attached as **Exhibit AA**. The ISBA map is attached as **Exhibit BB**. The legal description and Warranty Deed are attached as **Exhibits CC** and **DD**.

Recommendation:

Staff recommends that the Planning and Zoning Board give a positive recommendation to the City Commission to **approve** the requested annexation, Small-Scale *Comprehensive Plan* amendment changing the Future Land Use to City Low Density Residential and rezoning to City R-2, Single Family Residential with an "A" attached for Airport Height Notification Zone.

Fiscal Analysis:
N/A

Strategic Plan Item:
Yes

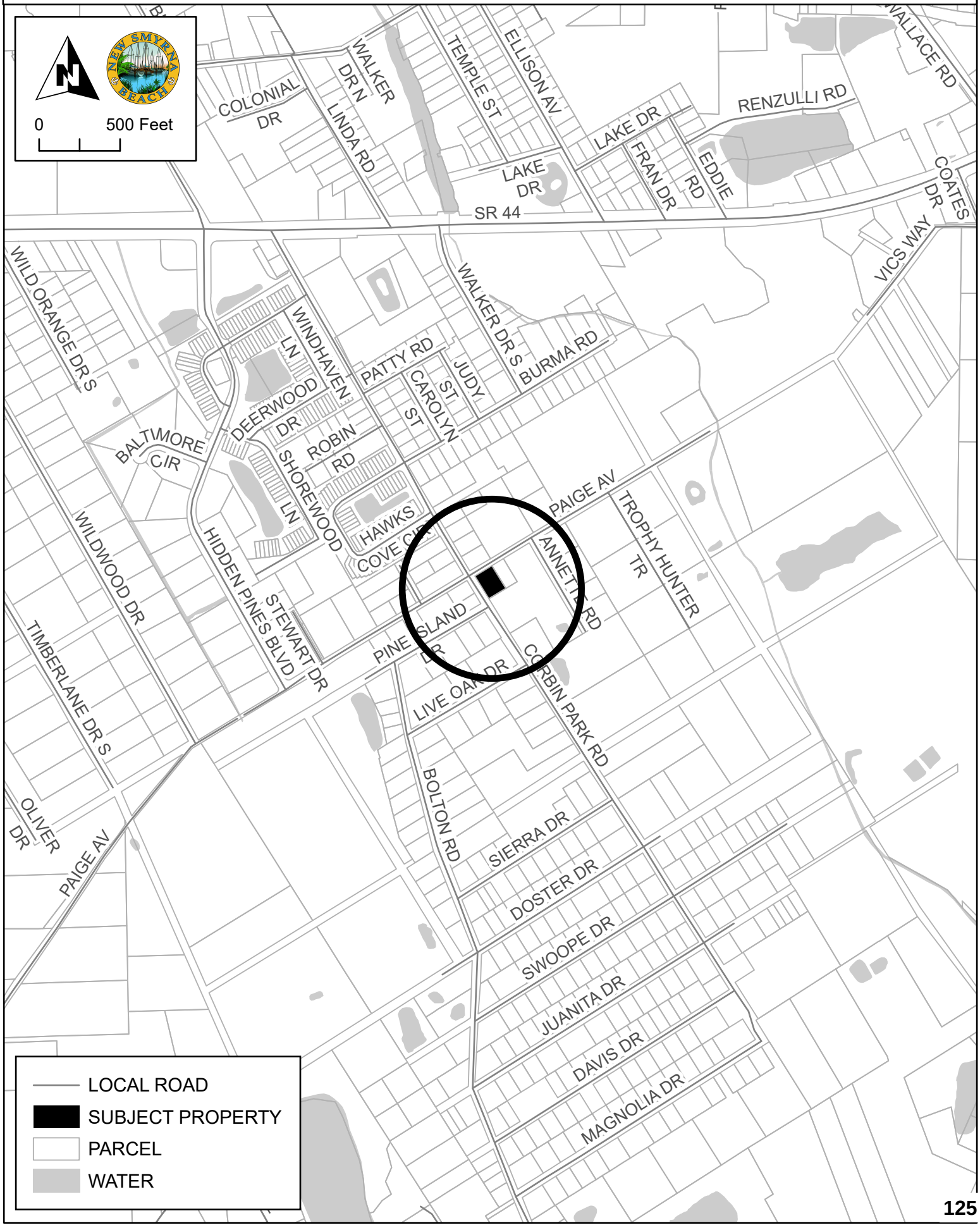
Staff Report Created By: Robert Mathen - Senior Planner

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Existing FLU Map.pdf
Exhibit D Existing Zoning Map.pdf
Exhibit E County Urban Low Intensity Text.pdf

Exhibit F County R-4 Zoning Text.pdf
Exhibit G Existing Land Use Map.pdf
Exhibit H City Low-Density Residential FLU Text.pdf
Exhibit I Proposed FLU Map.pdf
Exhibit J City R-2 Zoning Text.pdf
Exhibit K Proposed Zoning Map.pdf
Exhibit L Water and Sewer Service Area.pdf
Exhibit M Soil Limitation for Septic Systems.pdf
Exhibit N Airport Runway Protection Zones.pdf
Exhibit O Bicycle and Pedestrian Facilities.pdf
Exhibit P Boat Slip Siting.pdf
Exhibit Q City Parks.pdf
Exhibit R Coastal High Hazard Areas.pdf
Exhibit S Evacuation Routes.pdf
Exhibit T Existing Traffic Lanes - 2009.pdf
Exhibit U Number of Traffic Lanes - 2025.pdf
Exhibit V Existing Level of Service - 2009.pdf
Exhibit W Level of Service - 2025.pdf
Exhibit X Flood Prone Areas.pdf
Exhibit Y Neighborhood Map.pdf
Exhibit Z Public Transit Routes.pdf
Exhibit AA Commission Zones Map.pdf
Exhibit BB Interlocal Service Boundary Agreement Map.pdf
Exhibit CC Legal Description.pdf
Exhibit DD Warranty Deed.pdf

A-13-24: 707 CORBIN PARK ROAD
PARCEL: 7344-01-00-0010 LOCATION MAP

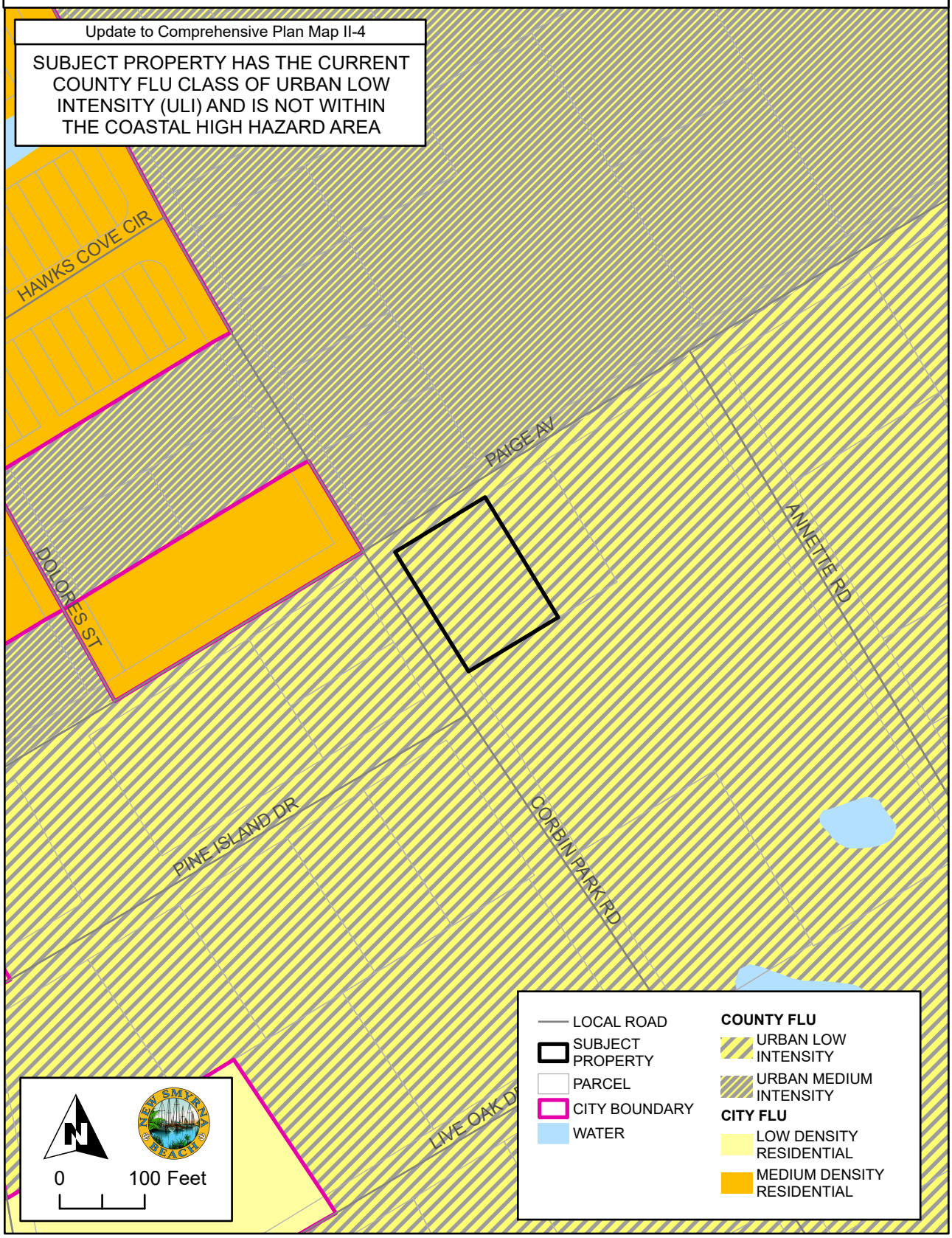


A-13-24: 707 CORBIN PARK ROAD
PARCEL: 7344-01-00-0010 AERIAL MAP



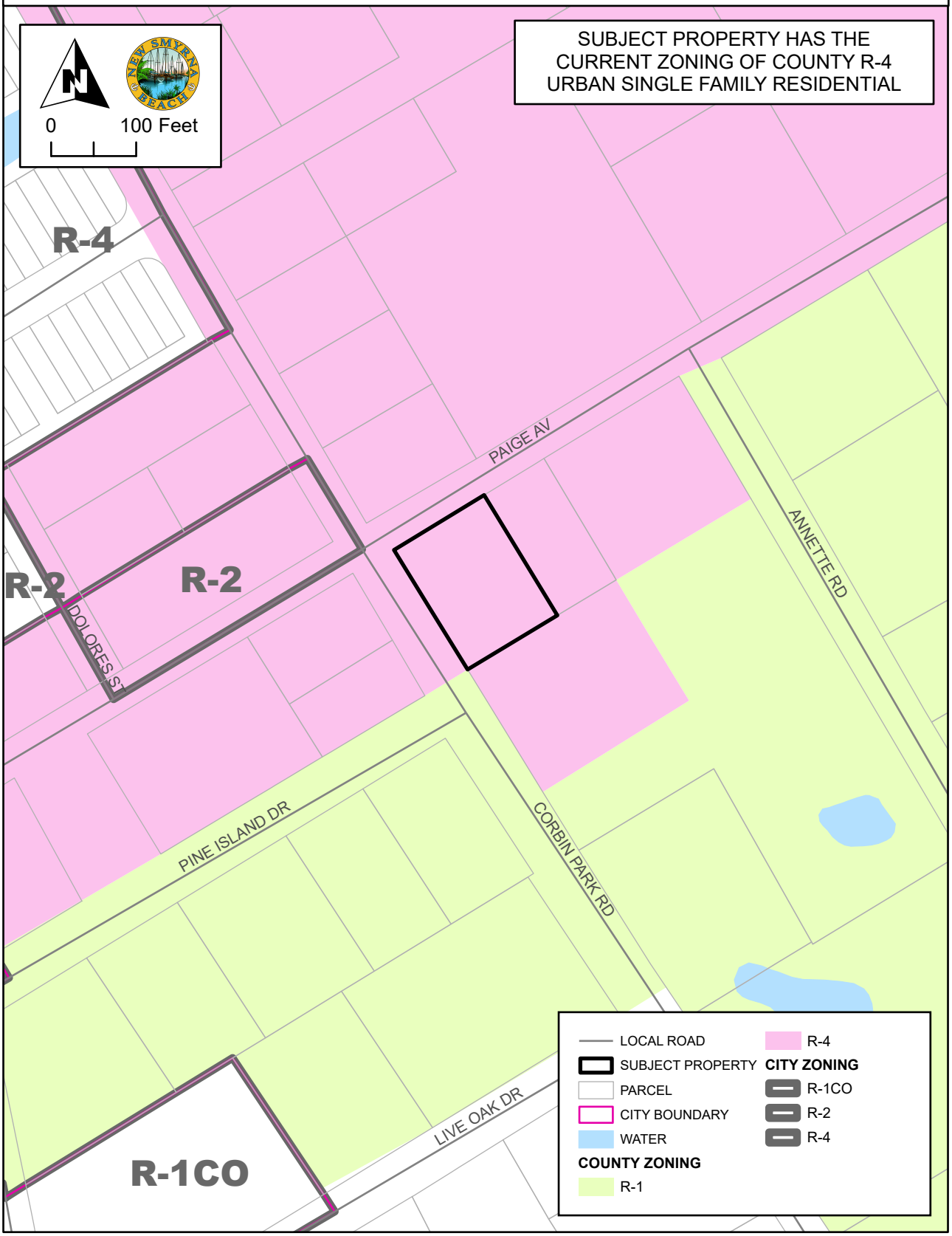
EXISTING FUTURE LAND USE DESIGNATIONS

A-13-24



EXISTING ZONING

A-13-24



Urban Low Intensity (ULI) – Areas for low density residential dwelling units with a range of two-tenths (0.2) to four (4) dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, particularly compatibility with adjacent uses and availability of public facilities. This residential designation is generally characterized by single family type housing, e.g., single family detached and attached, cluster and zero lot line. This designation will allow existing agricultural zoning and uses to continue.

The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses (see Shopping Center definition in Chapter 20) and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty percent Floor Area Ratio (0.50 FAR) and in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should be oriented to serve adjacent neighborhoods, reflect comparable traffic generation, similar traffic patterns, building scale, landscaping and open space and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the BPUD process when adjacent to low density residential in order to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter (¼) mile of another jurisdiction shall require notification to that jurisdiction.

R-4 URBAN SINGLE-FAMILY RESIDENTIAL CLASSIFICATION

Purpose and intent: The purpose and intent of the R-4 Urban Single-Family Residential Classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Permitted principal uses and structures: In the R-4 Urban Single-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Cluster and zero lot line subdivisions (refer to subsection 72-304).
Communication towers not exceeding 70 feet in height above ground level.
Essential utility services.
Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.
Exempt landfills (refer to subsection 72-293(16)).
Fire stations.
Home occupations, class A (refer to section 72-283).
Houses of worship.
Parks and recreational areas accessory to residential developments.
Public schools.
Publicly owned parks and recreational areas.
Publicly owned or regulated water supply wells.
Single-family standard or manufactured modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Bed and breakfast (refer to subsection 72-293(19)).
Cemeteries (refer to subsection 72-293(4)).
Communication towers exceeding 70 feet in height above ground level.
Day care centers (refer to subsection 72-293(6)).
Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).
Excavations only for stormwater retention ponds for which a permit is required by this article.
Garage apartments.
Off-street parking areas (refer to subsection 72-293(14)).
Public uses not listed as a permitted principal use.
Public utility uses and structures (refer to subsection 72-293(1)).
Recreational areas (refer to subsection 72-293(3)).
Schools, parochial or private (refer to subsection 72-293(4)).

Dimensional requirements:
Minimum lot size:
Area: 7,500 square feet.
Width: 75 feet.

Minimum yard size:
Front yard: 25 feet.
Rear yard: 20 feet.
Side yard: 20 feet combined, minimum of eight feet on any one side.
Waterfront yard: 25 feet.

Maximum building height: 35 feet.

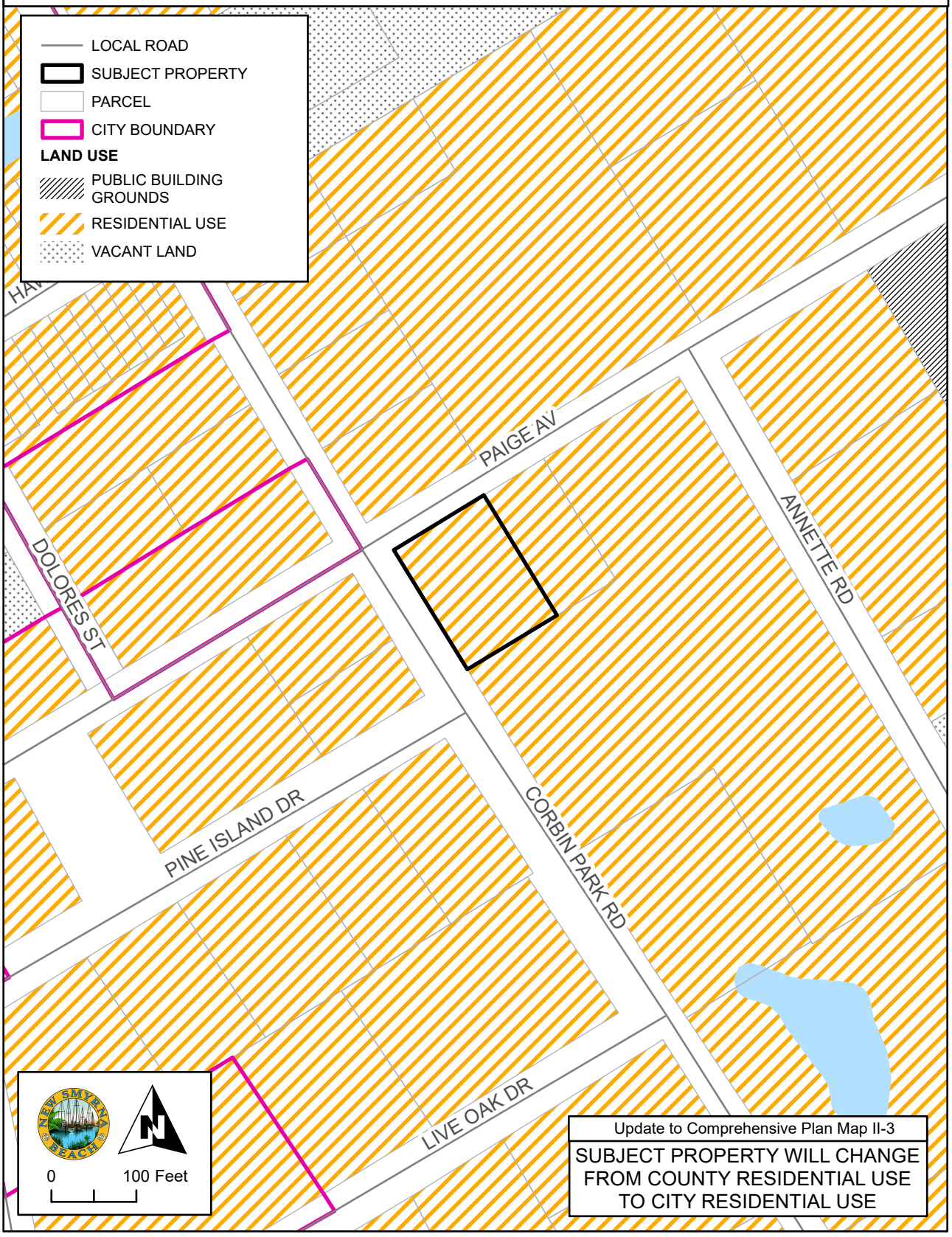
Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 850 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

EXISTING LAND USE DESIGNATIONS

A-13-24



FUTURE LAND USE

LOW-DENSITY RESIDENTIAL

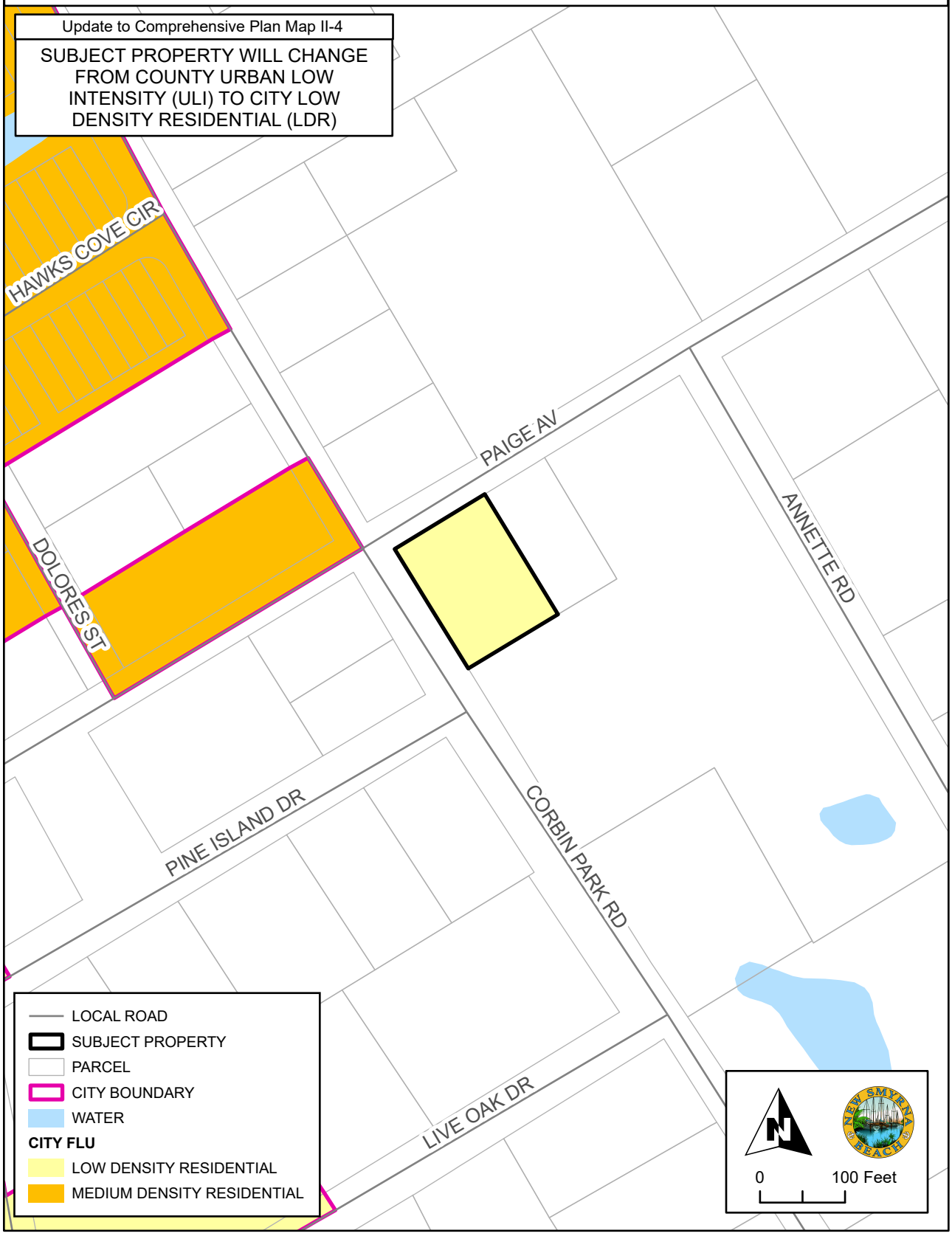
Maximum allowed density: Up to five [5] dwelling units per acre

Non-residential development permitted by special exception shall be at a maximum Floor Area Ratio (FAR) of 0.5.

Intent:
This use is appropriate where a more suburban development pattern exists or is desired and where urban services are to be kept to a minimum.

PROPOSED FUTURE LAND USE DESIGNATIONS

A-13-24



R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

Intent:

The R-2 district is intended to be a single-family residential district for low population densities. Existing development and usage has resulted which is being preserved in order to stabilize the neighborhood. The nature of the residential use of the property throughout the district will enhance the prospects for orderly future residential development.

Permitted Uses:

Playfields
Playgrounds
Public Parks
Recreation Buildings and Complexes for exclusive use by residents and guests in a residential development
Single Family Dwelling Units

Permitted Accessory Uses:

Garages
Gazebos
Incidental Uses
Permitted Home Occupations
Storage Sheds
Swimming pools, private, provided a principal structure exists and the pool is located behind the front plane of the principal structure. Corner lots will be considered to have two front planes, one on each street. If a structure is not constructed squarely on a parcel, the swimming pool must be located at or behind the most restrictive front plane of the principal structure. **Ord. #30-10**
Open Front Porches, up to 10 feet into the front yard setback, subject to the following conditions:
Open Front Porch shall not be enclosed in any manner,
Open Front Porch must be open wall construction without screen,
Open Front Porch shall have a similar roofing material as the primary structure,
Open Front Porch front building line shall be measured from the vertical support column. **Ord. #75-16**

Uses customarily associated with the permitted principal uses

Special Exceptions:

Child day care on a house of worship property, subject to the following additional conditions:

1. The house of worship property shall be located on and be accessible by an arterial or collector roadway.

2. Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach six feet in height within two years that is planted a minimum of three feet on center.

3. Play areas shall be located within all applicable setback dimensions.

4. The house of worship property shall have a vehicular drop off and pickup area with a minimum 100 feet of drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up. **Ord. #04-00**

Facilities owned and/or operated by federal, state, county or municipal government except country clubs and golf courses

Schools and or a house of worship provided all structures are located at least thirty-five (35) feet from all side or rear property lines and off-street parking areas abutting residential property are screened by a buffer meeting the requirements of this LDR. **[Revised 3/27/00]**

Dimensional Requirements:

Minimum Lot Size:

Area	8,625 square feet
Depth	115 feet
Width	75 feet

Minimum Yard Size:

Front yard	30 feet or as required per Section 504.01(M) of this LDR
Rear yard	7.5 feet
Side yard	7.5 feet

Maximum Building Coverage:

The total area covered with buildings on any lot shall not exceed 40% of the total lot area. **Ord. #78-98**

Screen Enclosures:

As an exception to the maximum building coverage provision any parcel may be allowed an additional ten percent (10%) building coverage for only a screen pool enclosure if the following conditions are met:

1. A screen pool enclosure shall only cover the swimming pool and surrounding pool deck and shall have a roof and walls consisting entirely of screening; and
2. There shall be no variances granted to exceed the maximum building coverage or additional coverage allowed for screen enclosures.

Ord. #05-09

Maximum Impervious Lot Coverage:

The total area of the lot that may be covered with impervious material is sixty (60) percent.

Maximum Principal Building Height:

Thirty-five (35) feet.
Three (3) stories.

Minimum Floor Area Requirements:

750 square feet of livable area for one and two-bedroom dwelling units; 1200 square feet of livable area for a three-bedroom dwelling unit; and 1300 square feet livable area for a four-bedroom dwelling unit. **[Revised 7-1-03]**

Corner Lots:

(1) Parcels which front on two streets shall provide a thirty (30) foot front yard on one street frontage and a 15 foot half depth front yard on the other street, or as required per Section 504.01(M) of this LDR.

(2) Parcels fronting on three streets shall provide two thirty (30) foot front yards and a 15 foot half depth front yard on the remaining street or as required per Section 504.01(M) of this LDR. **Ord. #23-00**

Driveway Access

The minimum driveway length shall be 20 feet (excluding portion of a driveway within the public right-of-way). **Ord. #23-00**

Through Lots:

Through lots shall provide a 30-foot front yard on each street, or as required per Section 504.01(M) of this LDR.

Atypical Lots:

Visibility triangles shall be established at the rear corners of an atypical lot. The visibility triangles shall be those areas formed by a line connecting the points 30 feet from the intersection of the side and rear lot line along the side lot line and 30 feet from the intersection of the side and rear lot line along the rear lot line; no principal or accessory

structure having a height over 4 feet, except for incidental uses, shall protrude into the area of a visibility triangle.

Building Projections:

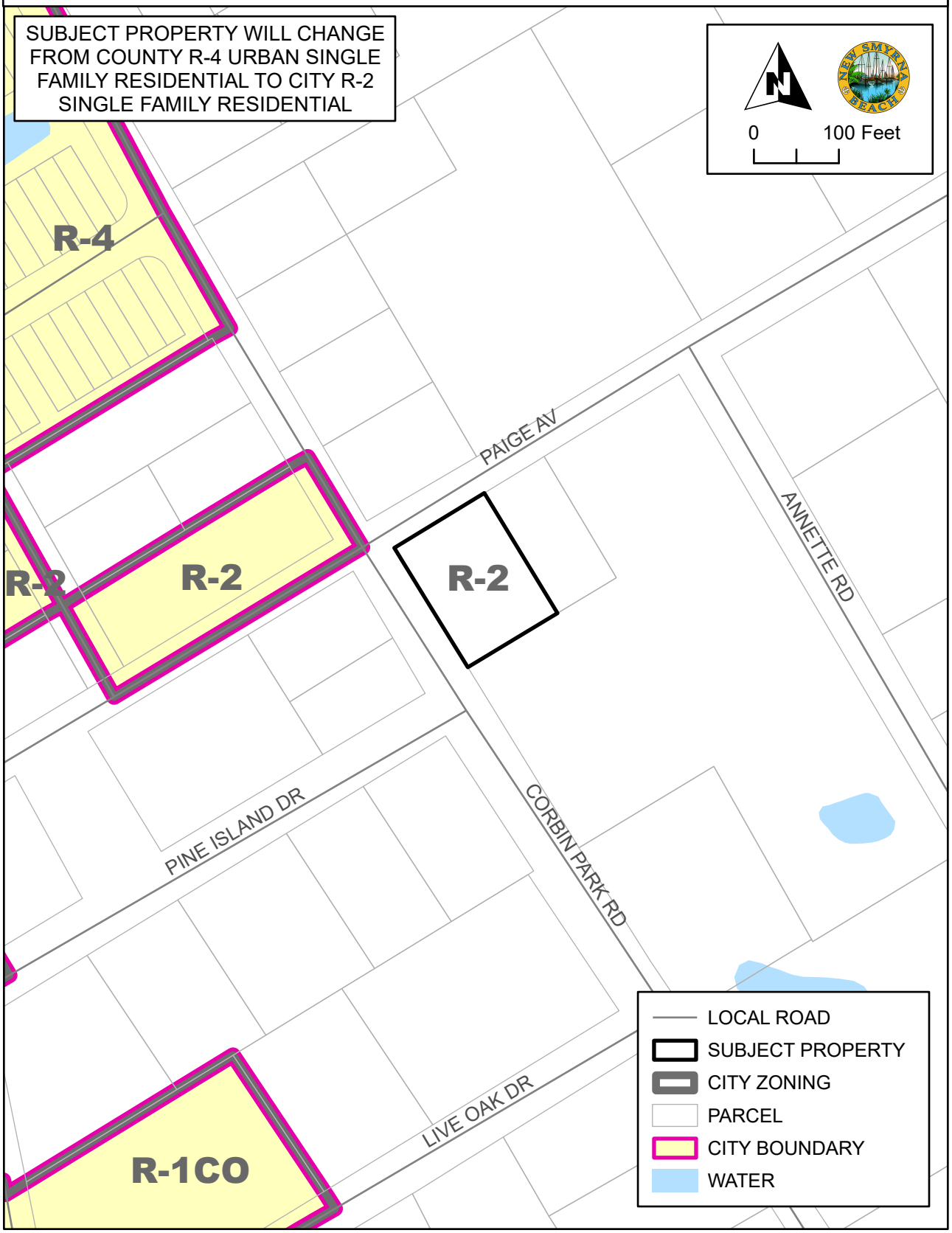
There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than 5 feet to a property line; and those structures allowed in Section 804.03.

Visibility at Intersections:

Visibility at intersections shall be provided as required in this LDR. **[Revised 12-18-92]**

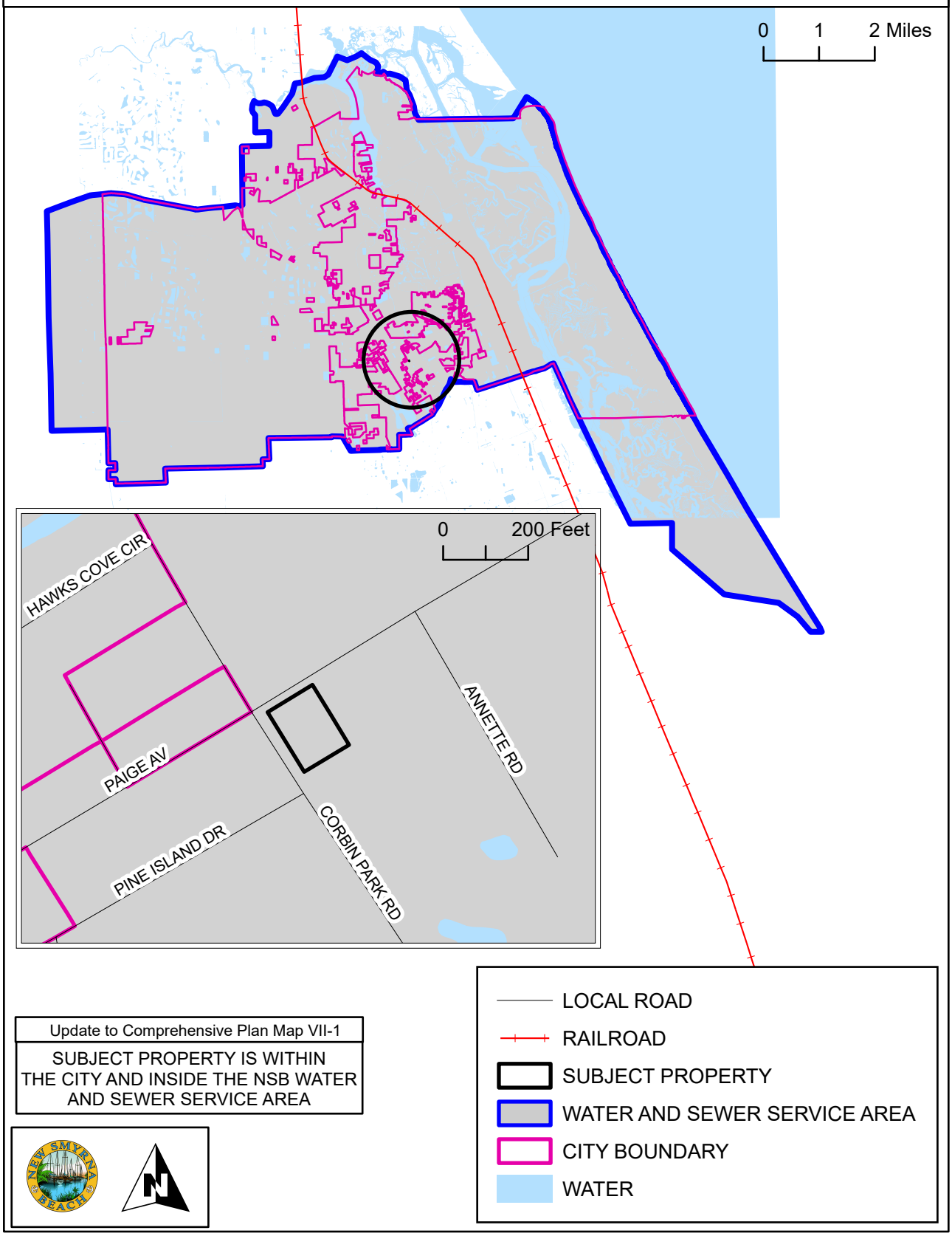
PROPOSED ZONING

A-13-24



WATER AND SEWER SERVICE AREA

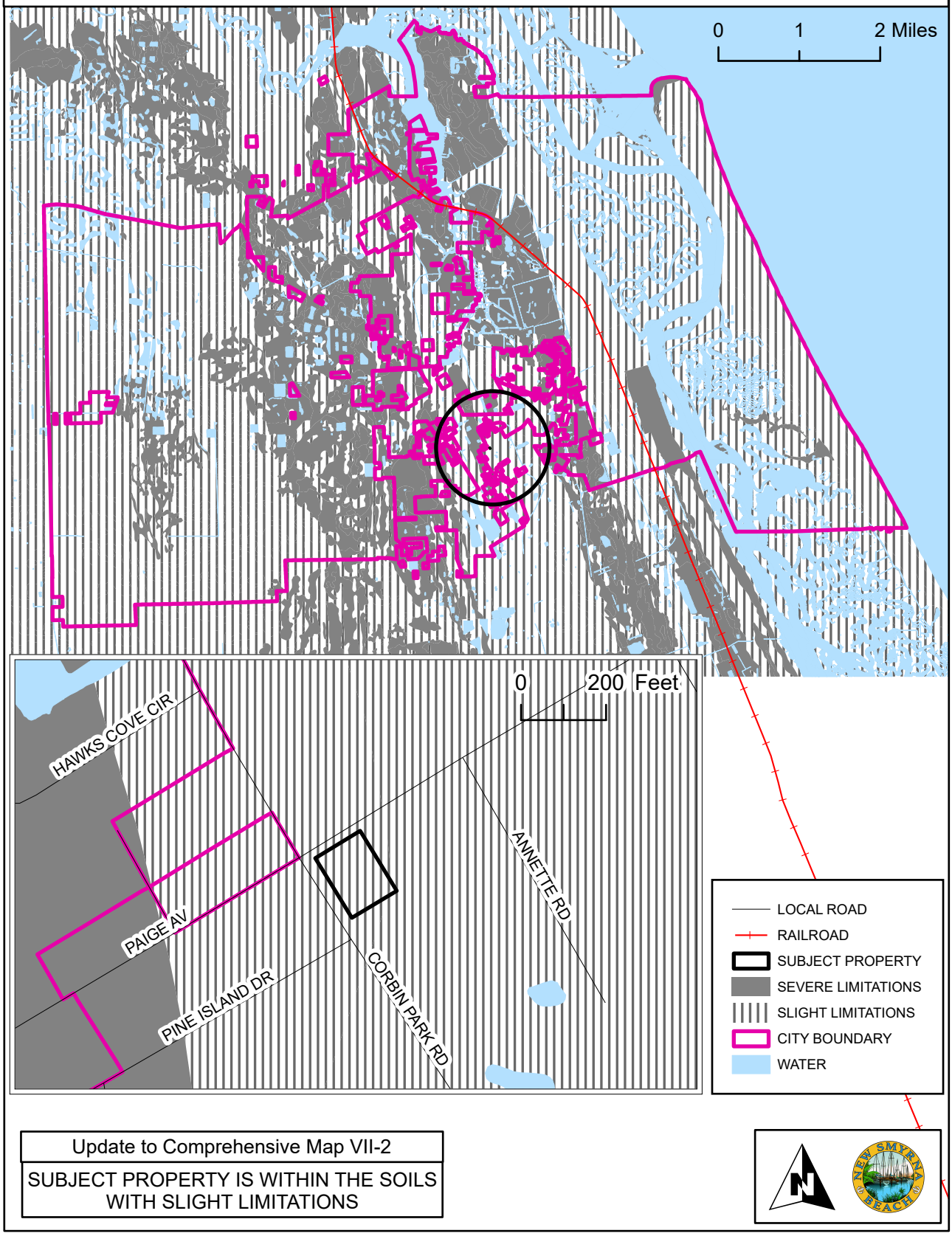
A-13-24



Update to Comprehensive Plan Map VII-1
SUBJECT PROPERTY IS WITHIN THE CITY AND INSIDE THE NSB WATER AND SEWER SERVICE AREA

SOIL LIMITATION FOR SEPTIC SYSTEMS

A-13-24

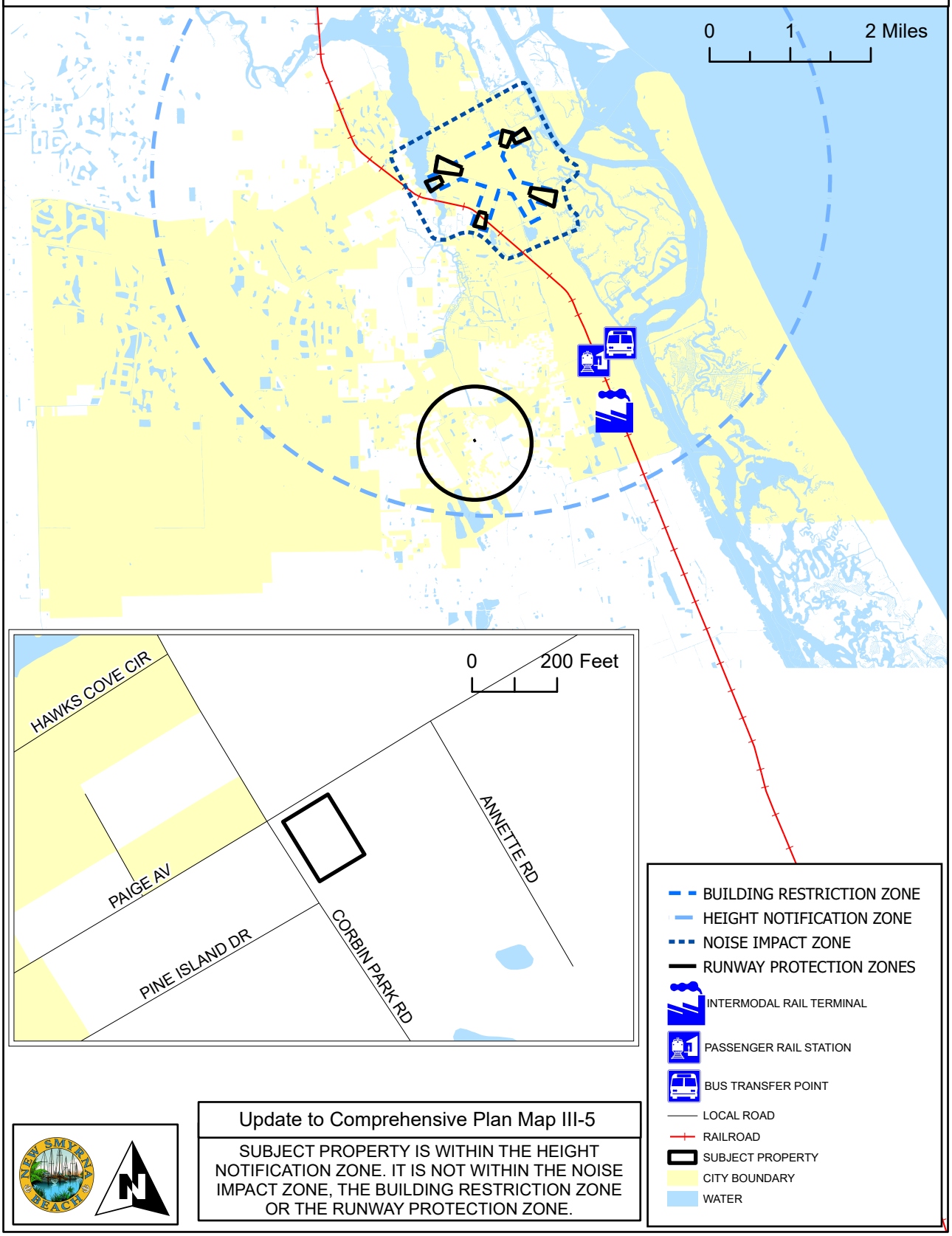


Update to Comprehensive Map VII-2

SUBJECT PROPERTY IS WITHIN THE SOILS WITH SLIGHT LIMITATIONS

AIRPORT RUNWAY PROTECTION ZONES

A-13-24

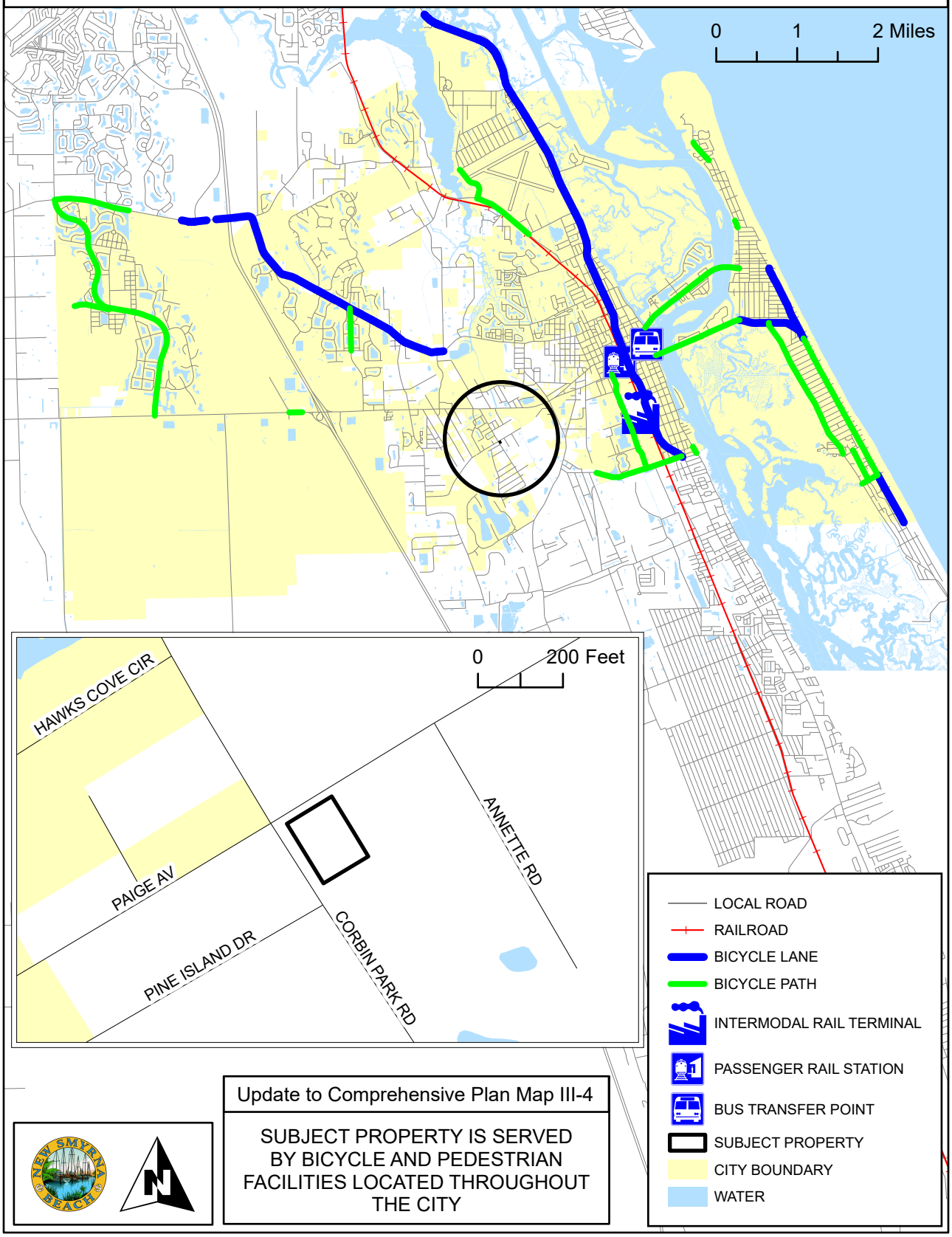


Update to Comprehensive Plan Map III-5

SUBJECT PROPERTY IS WITHIN THE HEIGHT NOTIFICATION ZONE. IT IS NOT WITHIN THE NOISE IMPACT ZONE, THE BUILDING RESTRICTION ZONE OR THE RUNWAY PROTECTION ZONE.

BICYCLE AND PEDESTRIAN FACILITIES

A-13-24

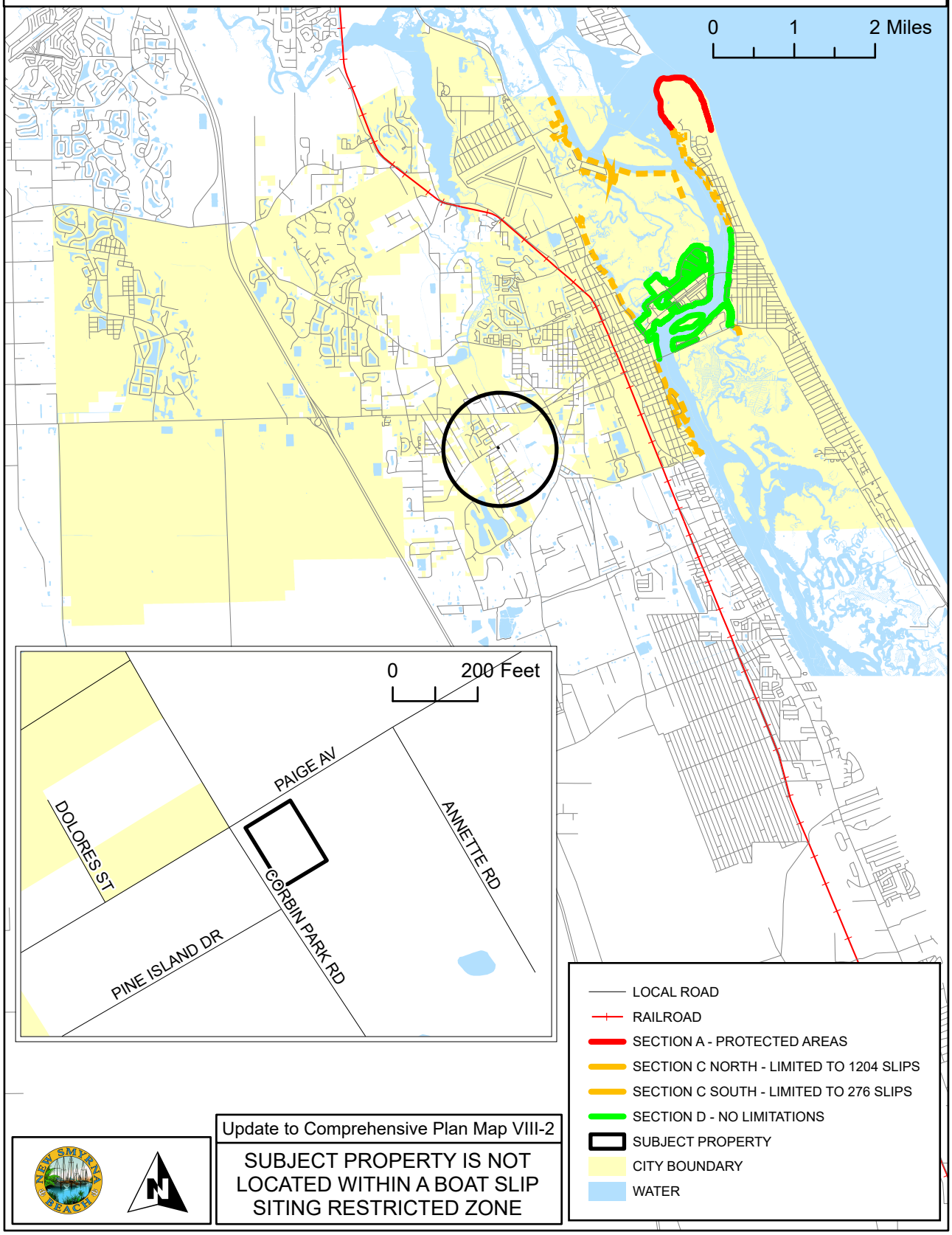


Update to Comprehensive Plan Map III-4

SUBJECT PROPERTY IS SERVED BY BICYCLE AND PEDESTRIAN FACILITIES LOCATED THROUGHOUT THE CITY

BOAT SLIP SITING

A-13-24

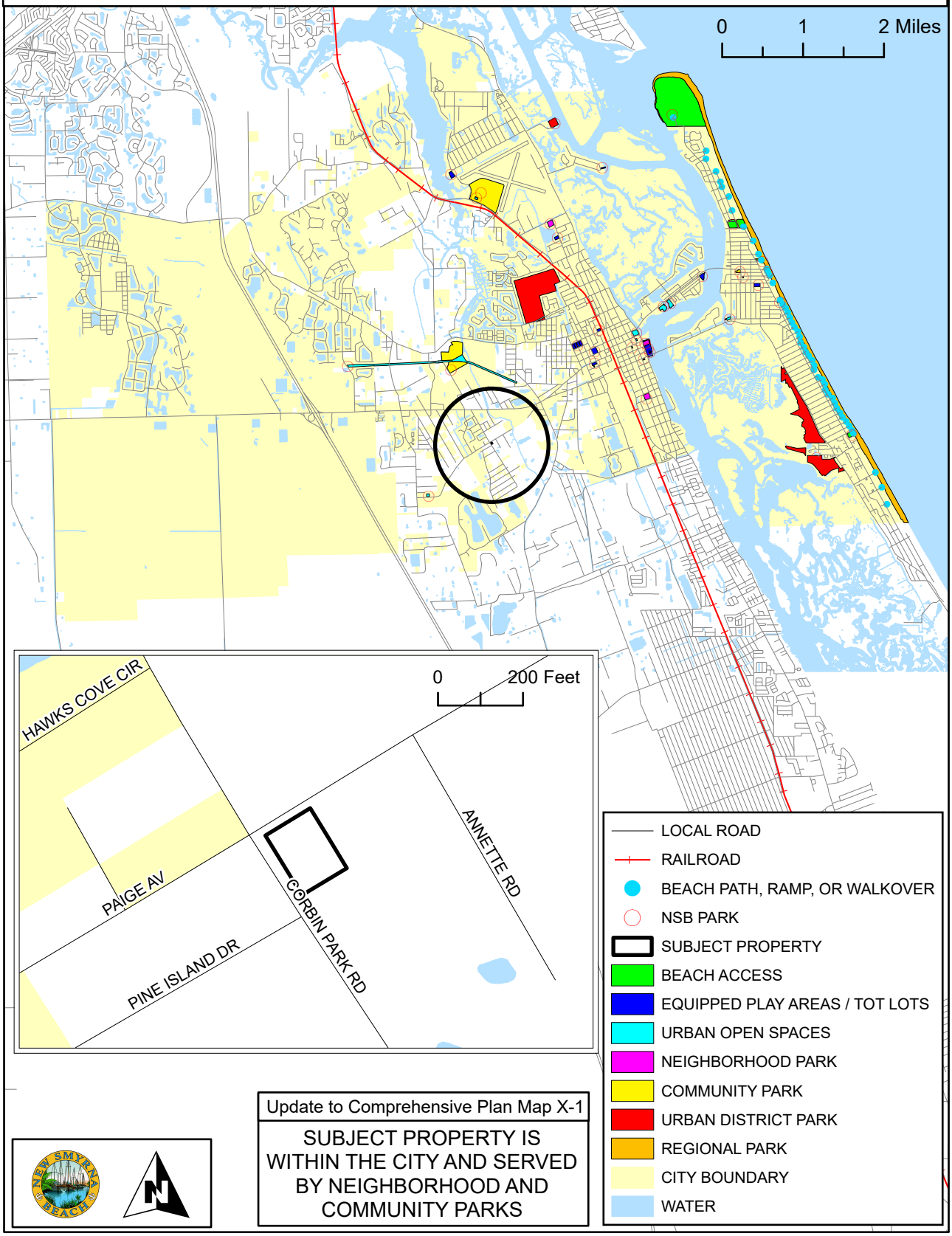


Update to Comprehensive Plan Map VIII-2

SUBJECT PROPERTY IS NOT LOCATED WITHIN A BOAT SLIP SITING RESTRICTED ZONE

CITY PARKS

A-13-24

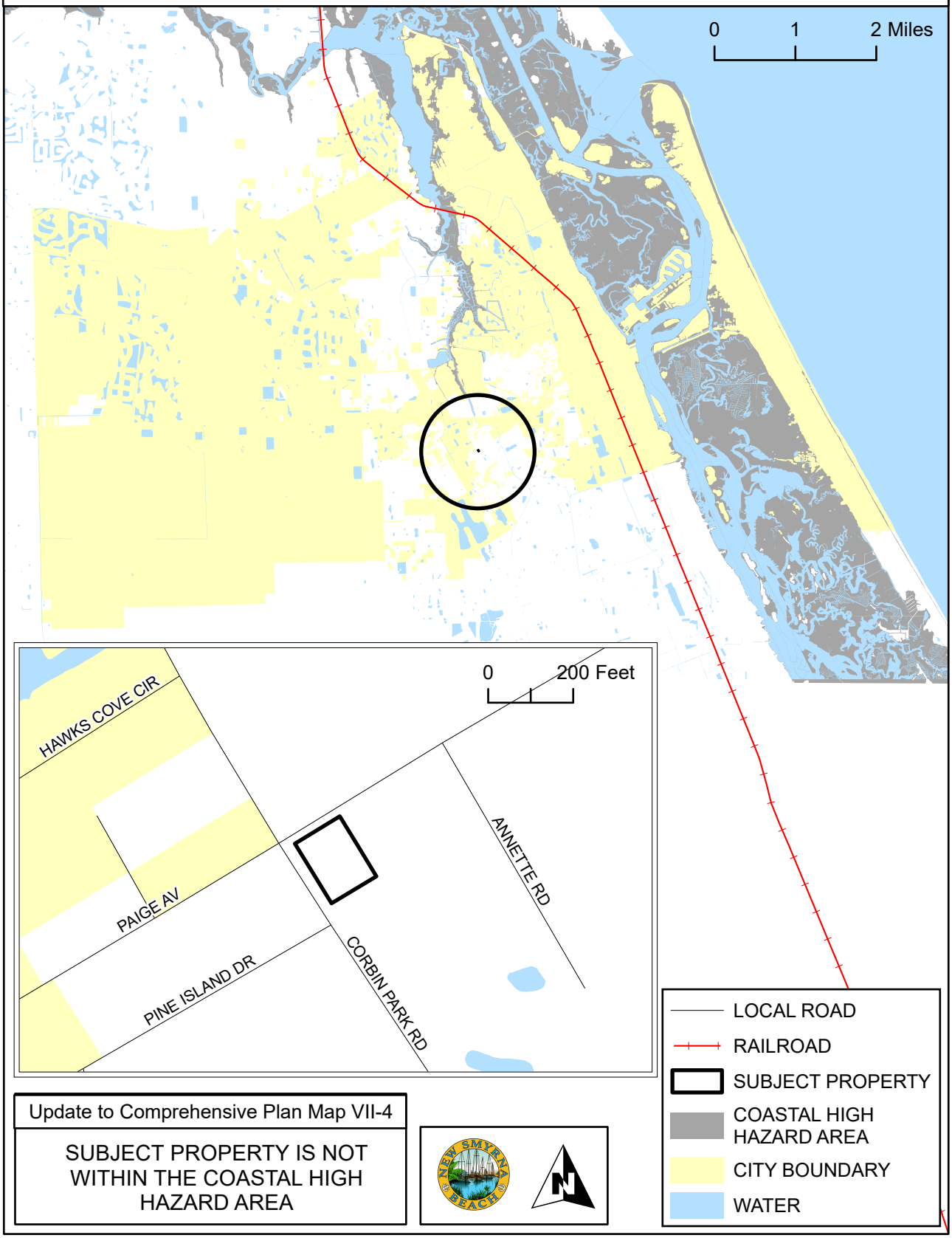


Update to Comprehensive Plan Map X-1

SUBJECT PROPERTY IS WITHIN THE CITY AND SERVED BY NEIGHBORHOOD AND COMMUNITY PARKS

COASTAL HIGH HAZARD AREAS

A-13-24

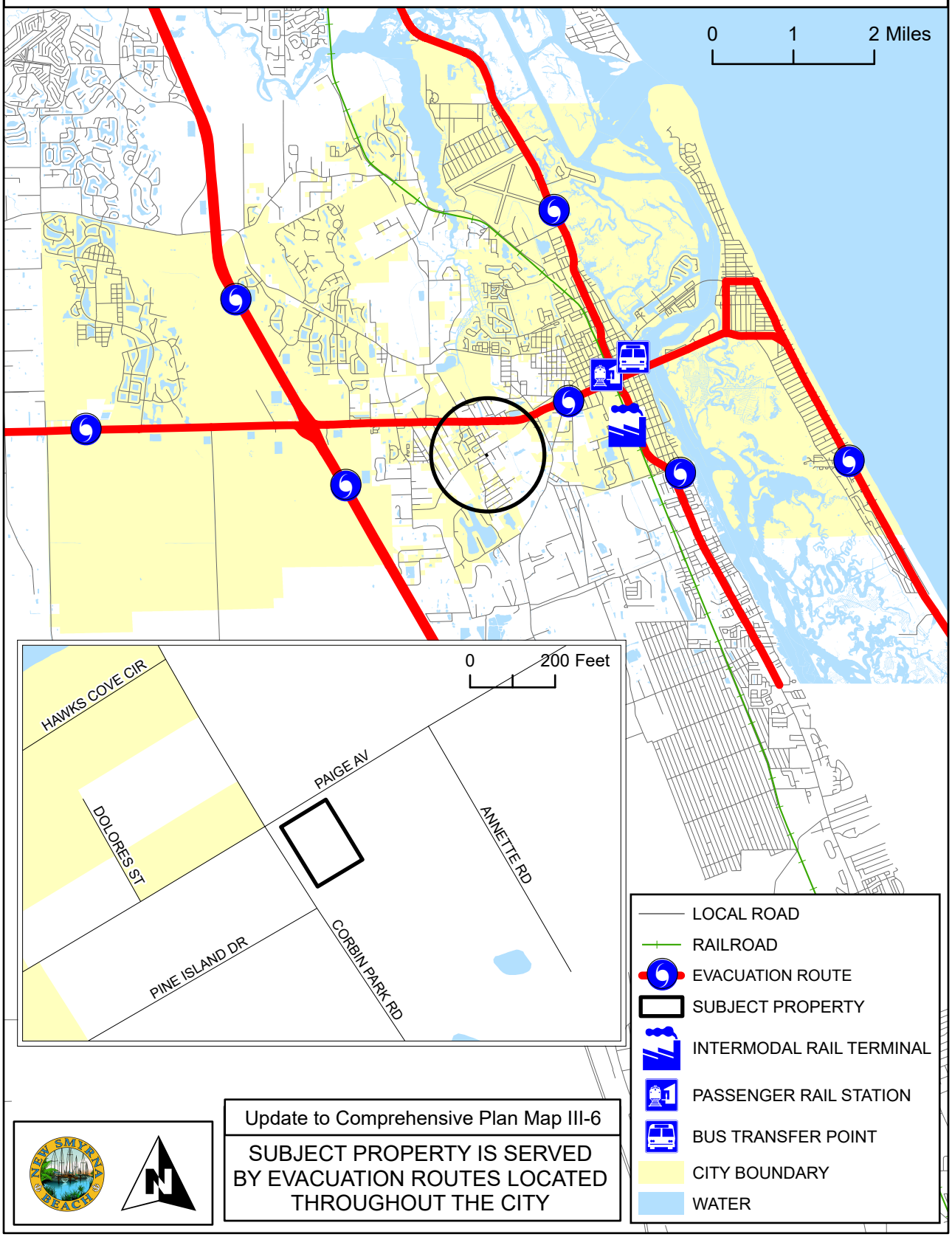


Update to Comprehensive Plan Map VII-4

SUBJECT PROPERTY IS NOT WITHIN THE COASTAL HIGH HAZARD AREA

EVACUATION ROUTES

A-13-24

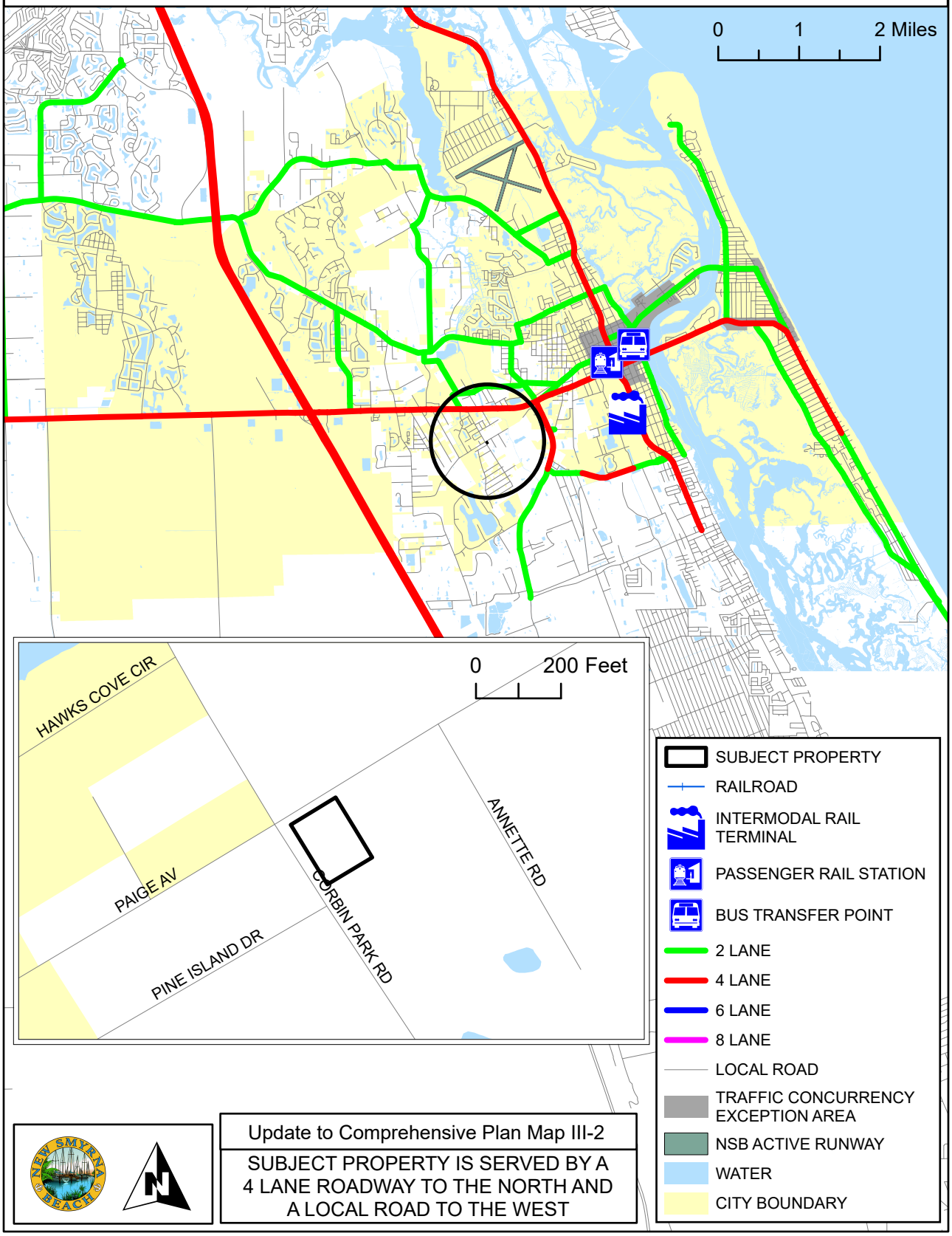


Update to Comprehensive Plan Map III-6

SUBJECT PROPERTY IS SERVED BY EVACUATION ROUTES LOCATED THROUGHOUT THE CITY

EXISTING TRAFFIC LANES - 2009

A-13-24

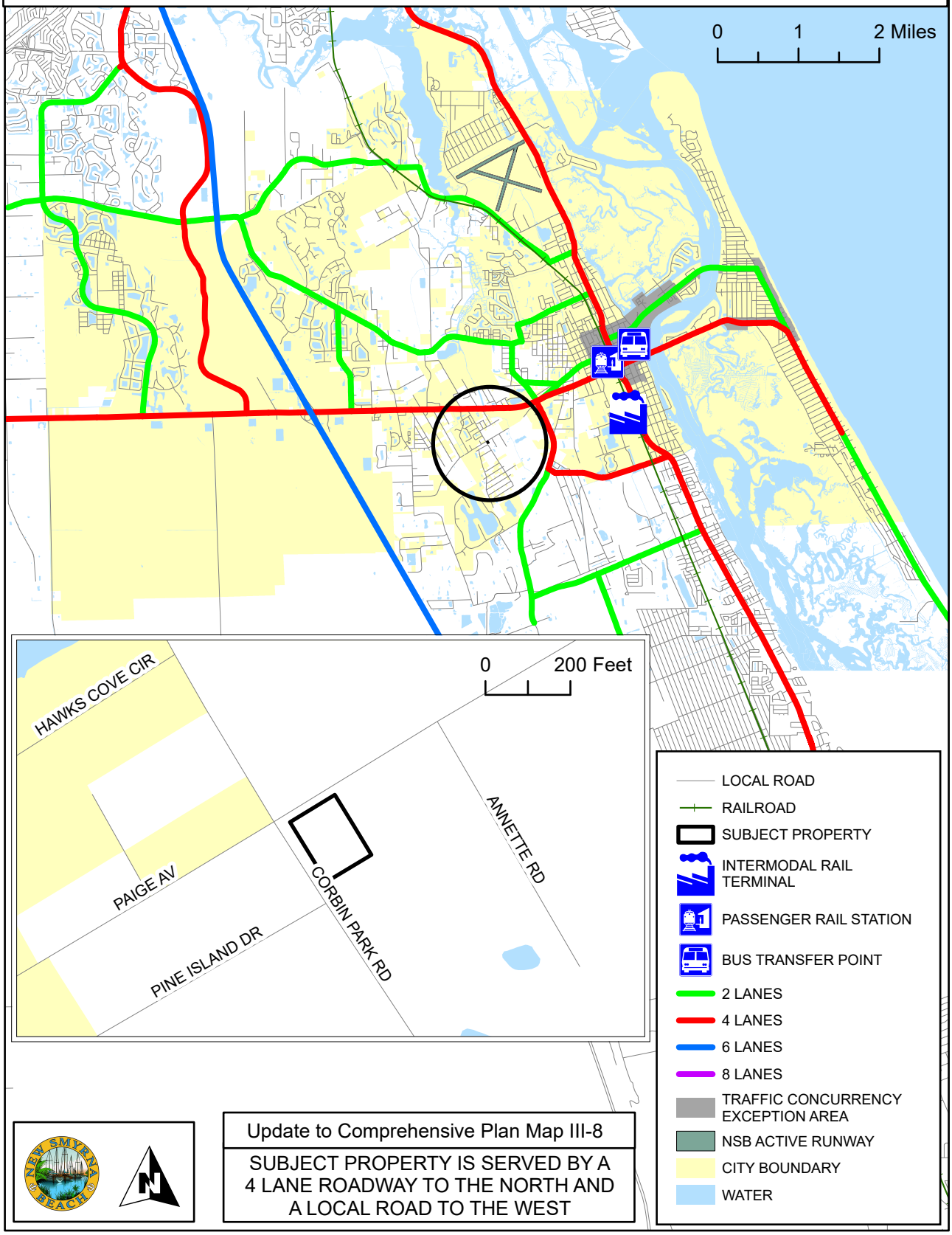


Update to Comprehensive Plan Map III-2

SUBJECT PROPERTY IS SERVED BY A 4 LANE ROADWAY TO THE NORTH AND A LOCAL ROAD TO THE WEST

NUMBER OF TRAFFIC LANES - 2025

A-13-24

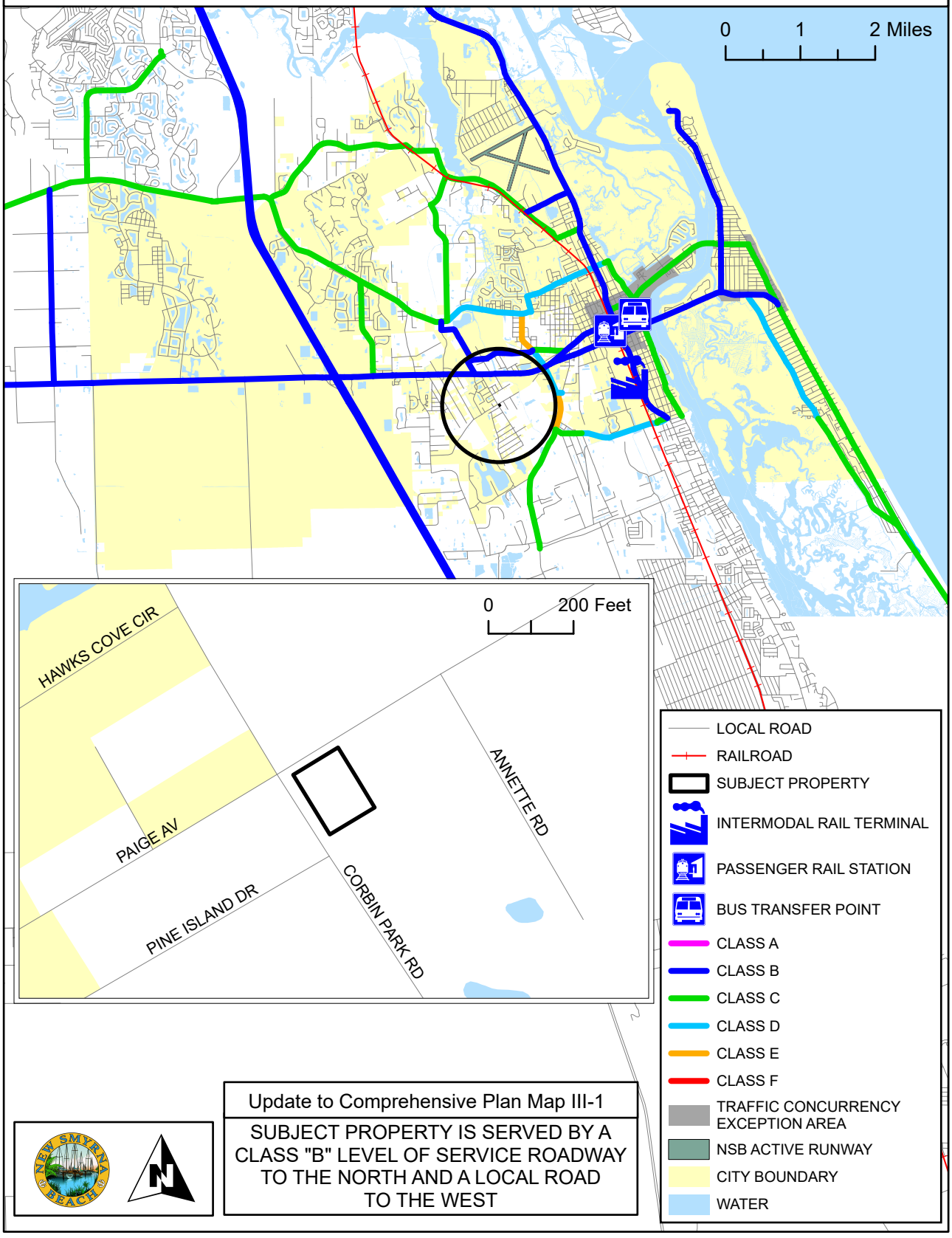


Update to Comprehensive Plan Map III-8

SUBJECT PROPERTY IS SERVED BY A 4 LANE ROADWAY TO THE NORTH AND A LOCAL ROAD TO THE WEST

EXISTING LEVEL OF SERVICE - 2009

A-13-24

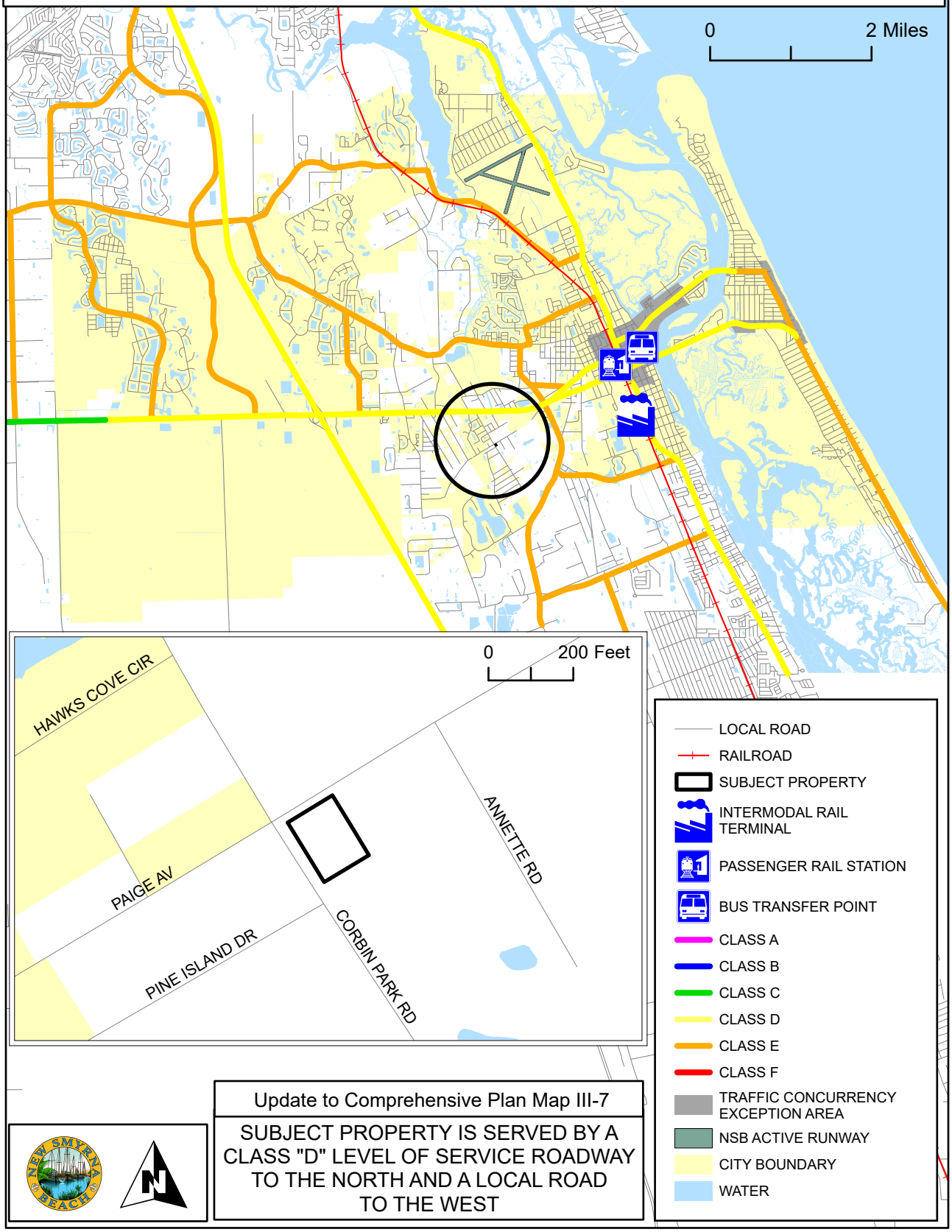


Update to Comprehensive Plan Map III-1

SUBJECT PROPERTY IS SERVED BY A CLASS "B" LEVEL OF SERVICE ROADWAY TO THE NORTH AND A LOCAL ROAD TO THE WEST

LEVEL OF SERVICE - 2025

A-13-24

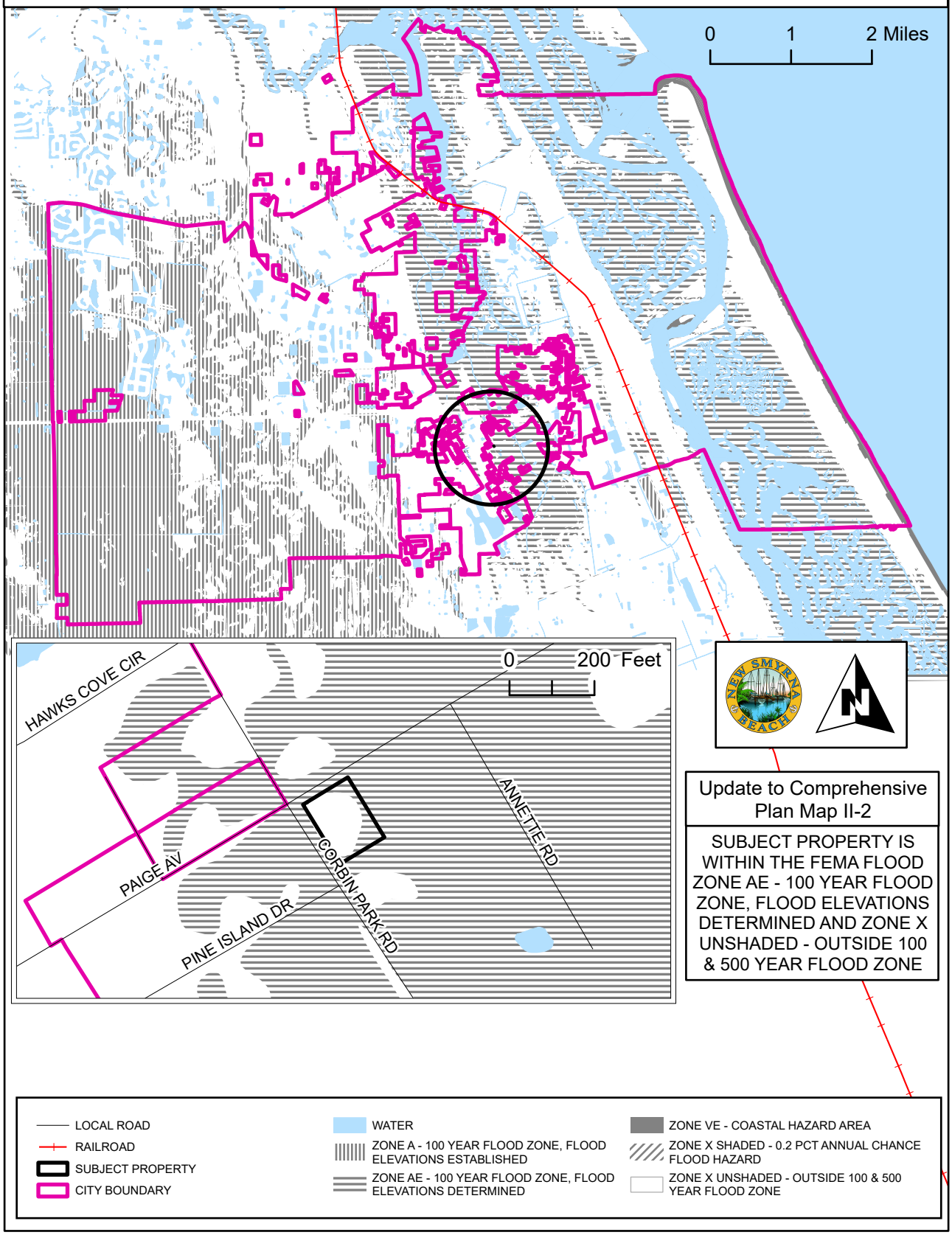


Update to Comprehensive Plan Map III-7

SUBJECT PROPERTY IS SERVED BY A CLASS "D" LEVEL OF SERVICE ROADWAY TO THE NORTH AND A LOCAL ROAD TO THE WEST

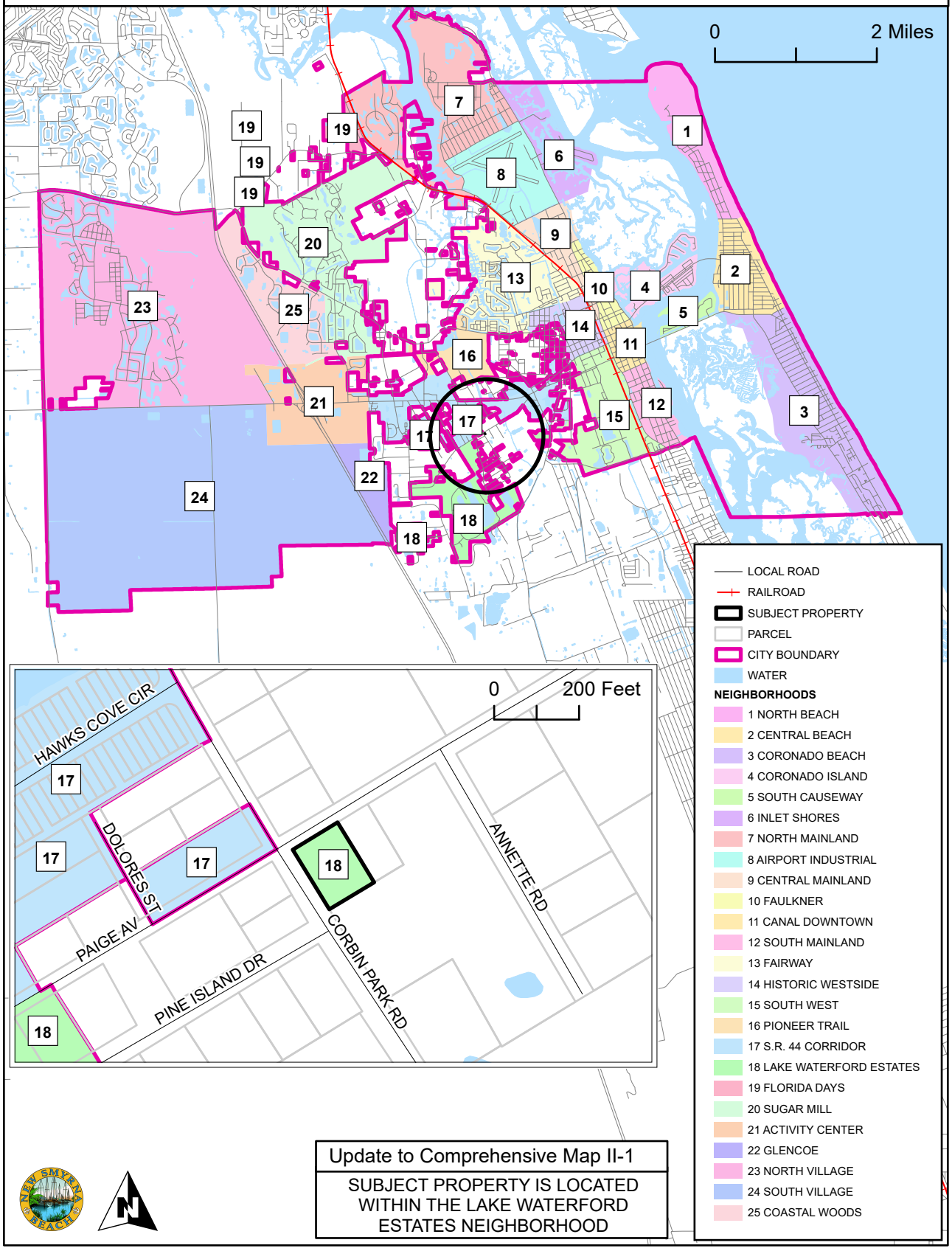
FLOOD PRONE AREAS

A-13-24



NEIGHBORHOODS

A-13-24

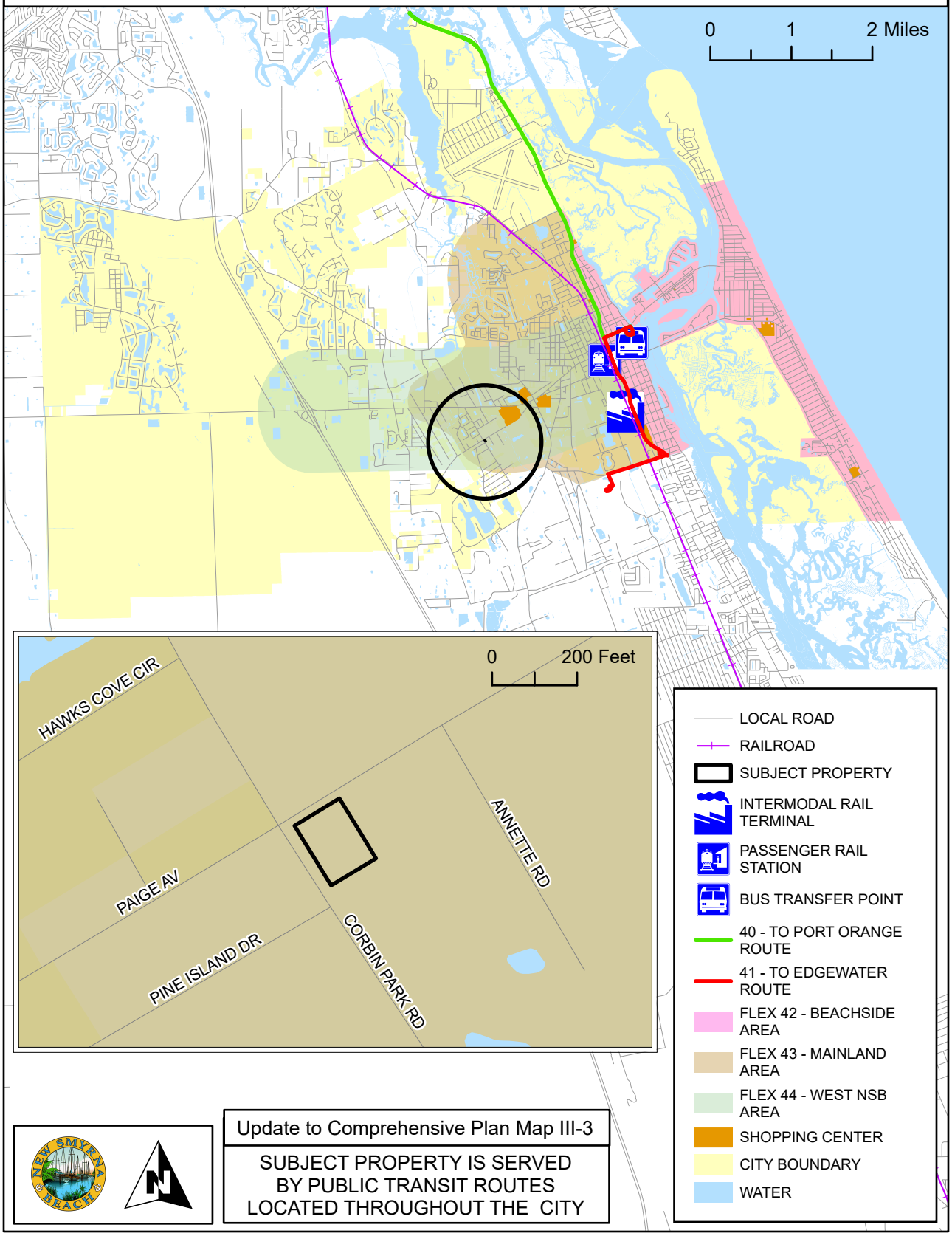


Update to Comprehensive Map II-1

SUBJECT PROPERTY IS LOCATED WITHIN THE LAKE WATERFORD ESTATES NEIGHBORHOOD

PUBLIC TRANSIT ROUTES

A-13-24

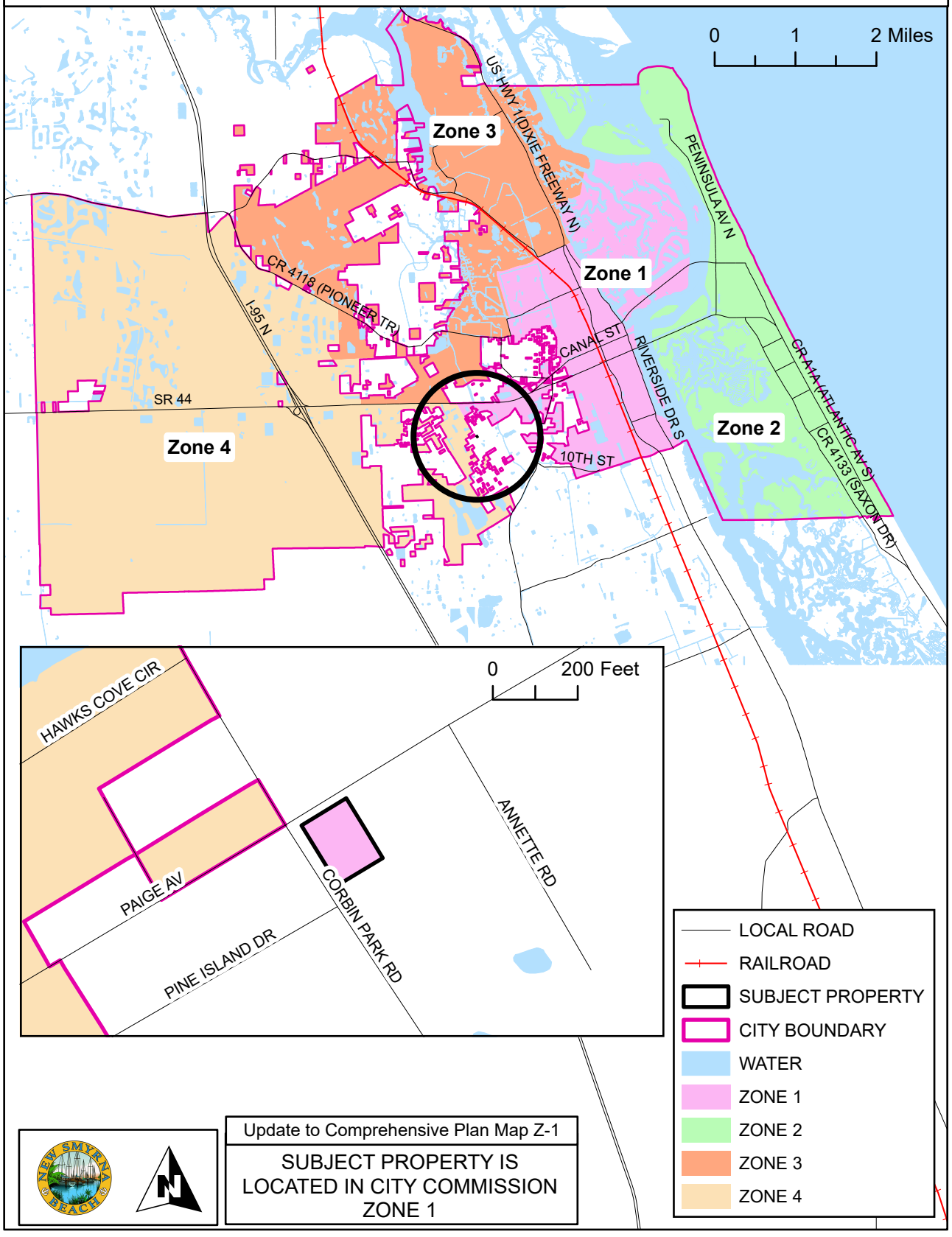


Update to Comprehensive Plan Map III-3

SUBJECT PROPERTY IS SERVED BY PUBLIC TRANSIT ROUTES LOCATED THROUGHOUT THE CITY

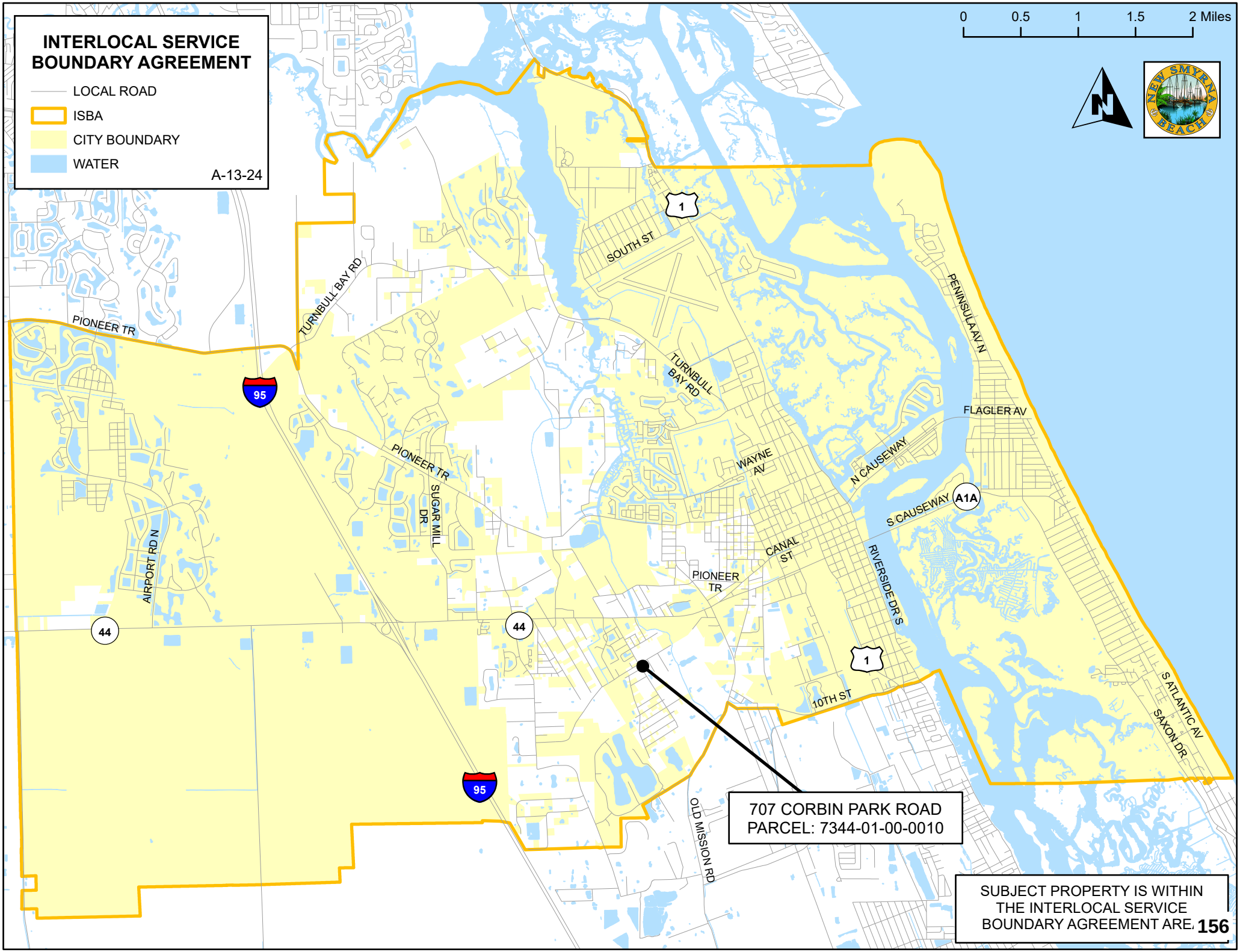
COMMISSION ZONES

A-13-24



Update to Comprehensive Plan Map Z-1

SUBJECT PROPERTY IS LOCATED IN CITY COMMISSION ZONE 1


INTERLOCAL SERVICE BOUNDARY AGREEMENT
LOCAL ROAD
ISBA
CITY BOUNDARY
WATER
A-13-24
0
0.5
1
1.5
2 Miles
NEW SMYRNA BEACH
PIONEER TR
TURNBULL BAY RD
SOUTH ST
PENINSULA AV N
FLAGLER AV
N CAUSEWAY
WAYNE AV
S CAUSEWAY
A1A
CANAL ST
RIVERSIDE DR S
10TH ST
S ATLANTIC AV
SAXON DR
SUGAR MILL DR
AIRPORT RD N
OLD MISSION RD
95
44
1
707 CORBIN PARK ROAD
PARCEL: 7344-01-00-0010
SUBJECT PROPERTY IS WITHIN THE INTERLOCAL SERVICE BOUNDARY AGREEMENT ARE.

LEGAL DESCRIPTION

Address:
707 Corbin Park Road, New Smyrna Beach, Florida 32168

Parcel Number
7344-01-00-0010

AltKey Number:
3733878

Metes and Bounds by Fidelity National Title of Florida, Inc.

Lot 1 and Lot 6, Corbin Park Subdivision Unit No. 1, according to the map or plat thereof, as recorded in Map Book 8, Page 275, of the Public Records of Volusia County, Florida, except the easterly 74 feet of Lots 1 and 6.

NEW ROOF JUN 2010

Prepared by and Return To:
Ashley Scipioni
Fidelity National Title of Florida, Inc.
304 North Causeway
New Smyrna Beach, FL 32169

Order No.: 15-19-0197

For Documentary Stamp Tax purposes the consideration is $310,000.00

APN/Parcel ID(s): 734401000010

WARRANTY DEED

THIS WARRANTY DEED dated March 29, 2019, by E. Irene Beckham, a single person, hereinafter called the grantor, to Clifford K Gagnon and Suzette M Gagnon, husband and wife, whose post office address is 707 Corbin Park Road, New Smyrna Beach, FL 32168, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, to wit:

Lot 1 and Lot 6, Corbin Park Subdivision Unit No. 1, according to the map or plat thereof, as recorded in Map Book 8, Page 275, of the Public Records of Volusia County, Florida, except the easterly 74 feet of Lots 1 and 6.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

JUDITH A. REIKER

Print Name

Witness Signature

Ashley Sapioni

Print Name

E. Irene Beckham

Address: 1758 N Pinedale Road
Edgewater, FL 32132

State of Florida
County of VOLUSIA

The foregoing instrument was acknowledged before me this 28 day of March 2019 by E. Irene Beckham, to me known to be the person(s) described in or who has/have produced Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 28 day of March 2019.

NOTARY PUBLIC
My Commission Expires:

JUDITH A. REIKER
MY COMMISSION # GG 177612
EXPIRES: May 21, 2022
Bonded Thru Notary Public Underwriters

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SP-3-24: CLASS III SITE PLAN FOR A NEW BOAT AND RV STORAGE FACILITY ON THE WEST SIDE OF US 1

February 3, 2025

Background:

A. Applicant: Michael Grindstaff, 300 S. Orange Avenue, Suite 1600. Orlando, FL 32801
B. Property Owner: Festive Properties Inc., 1215 Gessner Drive, Houston, TX 77055
C. Request: Site Plan approval for a 150-parking space covered parking facility for the storage of boats and recreational vehicles.
D. Site Information: The subject property is located on the west side of US 1 between, between 3rd Street to the north and 8th Street to the south (the New Smyrna Shopping Center). **Parcel ID#** 7444-03-13-0011
E. Exhibits
A. Exhibit A: Location Map

B. Exhibit B: Aerial Map

C. Exhibit C: Site Plan

D. Exhibit D: Elevations

E. Exhibit E: Planning Unit Development/Master Development Agreement

Findings:

1. This site plan application is to allow a parcel of land to be developed as a boat and recreational vehicle (RV) storage facility. Along US 1, a wall and vegetation is proposed to shield the vehicles from view along the road. There is a canopy proposed which will provide protection for the vehicles from the elements. Please see **Exhibit D** for a depiction of the covered canopy and wall that will be along US 1.

2.The proposed Blue Dolphin Boat and RV Storage Facility is proposed on the west side of US 1, south of 3rd Street, by the Southeast Volusia Habitat for Humanity Store, and continues south toward the end of the New Smyrna Shopping Center, which contains the AMC movie theater and the Sherwin Williams store, to name a few establishments in the shopping center. The parcel is approximately 8.15 acres in size, roughly 100' wide and approximately 3,000 feet long.

3. A Planned-Unit Development was approved by City Commission on January 24, 2023 for the Blue Dolphin Boat and RV Storage facility. Please see **Exhibit E** for a copy of the PUD/MDA.

4. Along US 1 there will be a 6' privacy screen, either forest green or black, behind a landscaped buffer consisting of shrubs, Live Oaks, Bald Cypress grass and other natural ground covering. The facility itself consists of 150 spaces; 74 of which are 12' X 30' and 76 of which are 12' X 40'. Entrance to the facility is on the south side of the lot, and the exit is to the north. Traffic is entirely one-way to the north. Please see **Exhibit C** for a depiction of the layout. The project is anticipated to generate 27 vehicular trips a day.

Recommendation: Development Services recommends the Planning and Zoning Board **approve** the site plan.

Fiscal Analysis:
N/A

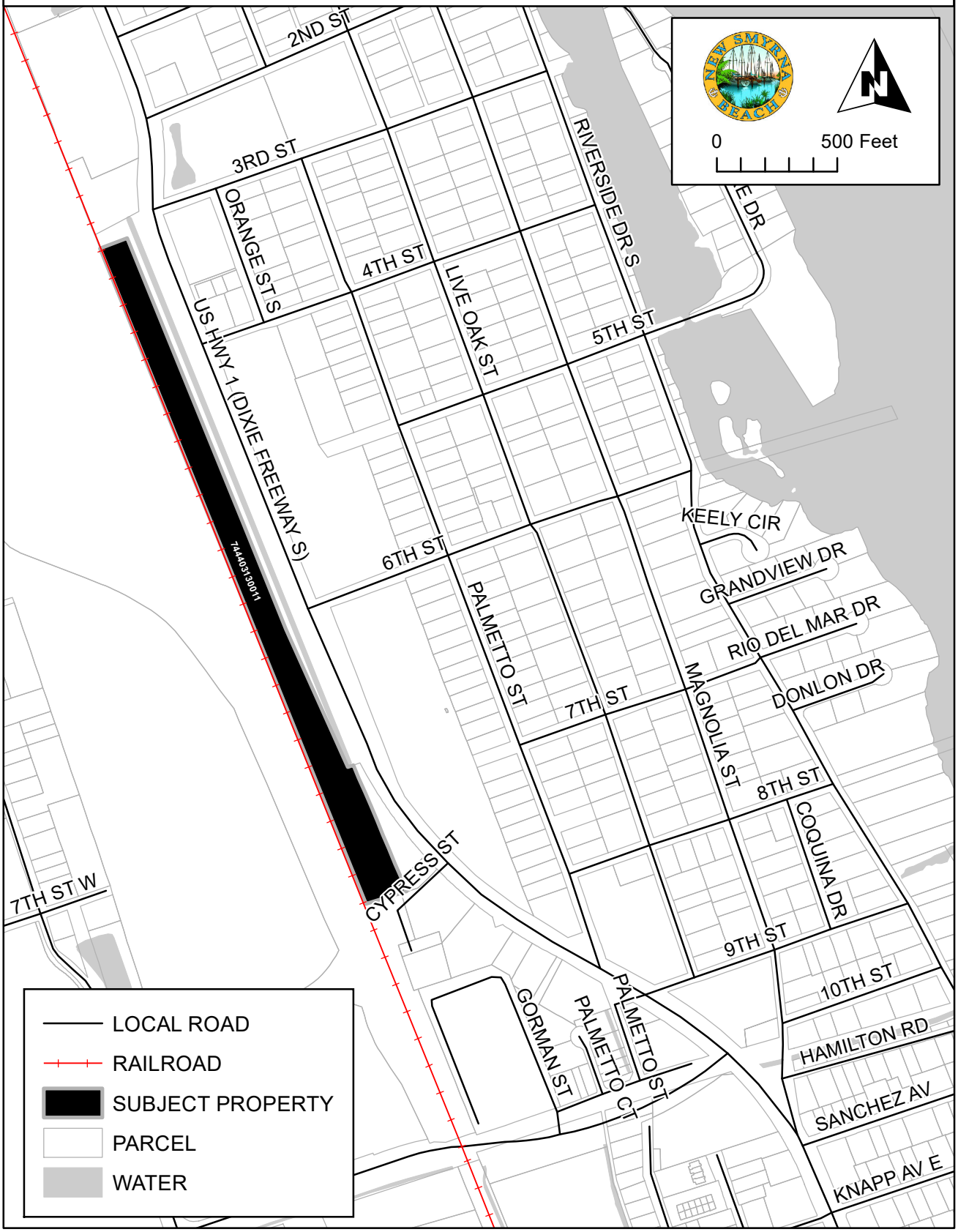
Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Senior Planner

Attachments:

Ex. A - Location Map.pdf
Ex. B - Aerial Map.pdf
Exhibit C Site Plan.pdf
Exhibit D Elevations.pdf
Exhibit E Blue Dolphin PUD and MDA .pdf

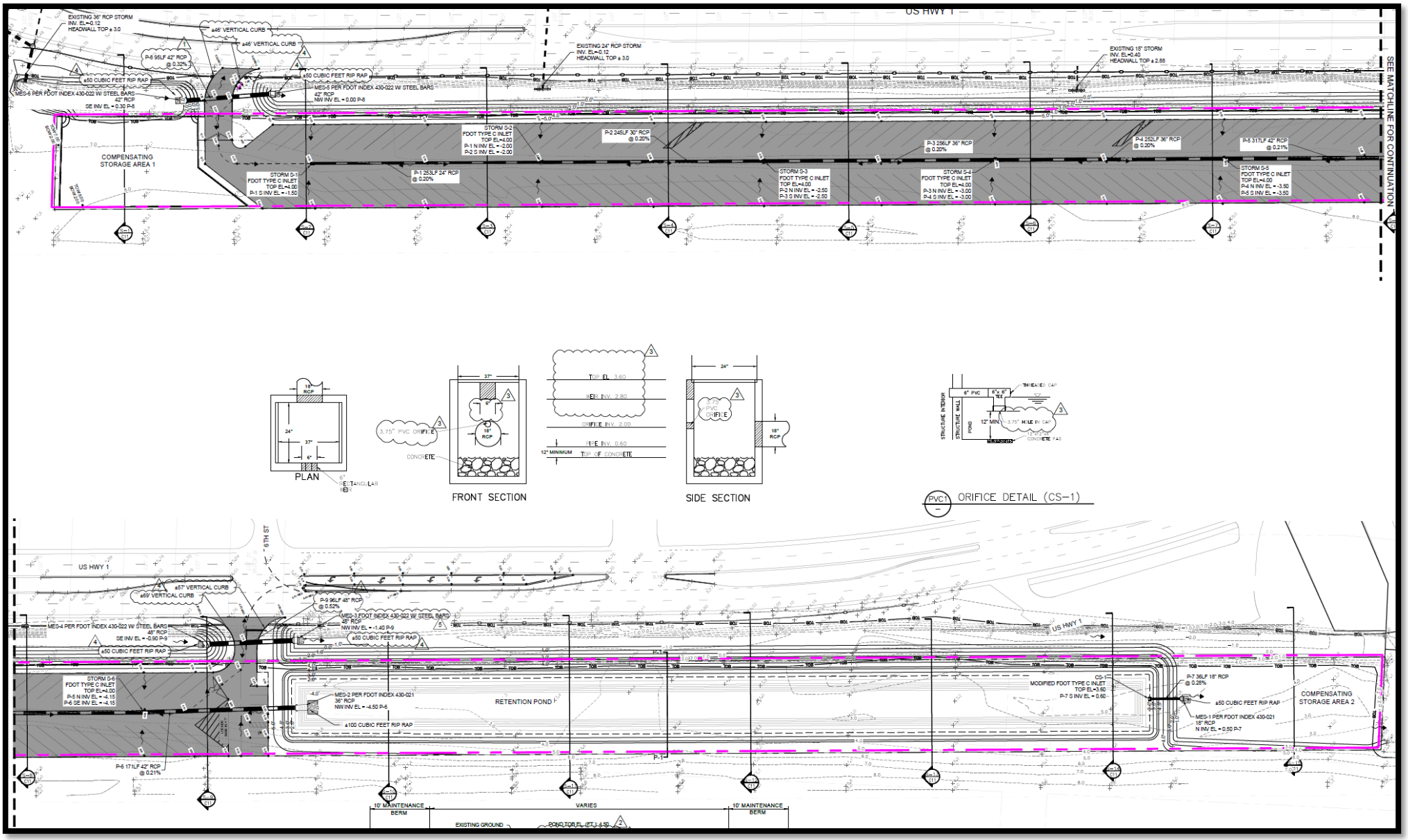
SP-3-24: BLUE DOLPHIN BOAT-RV STORAGE - US 1
PARCEL: 7444-03-13-0011 LOCATION MAP

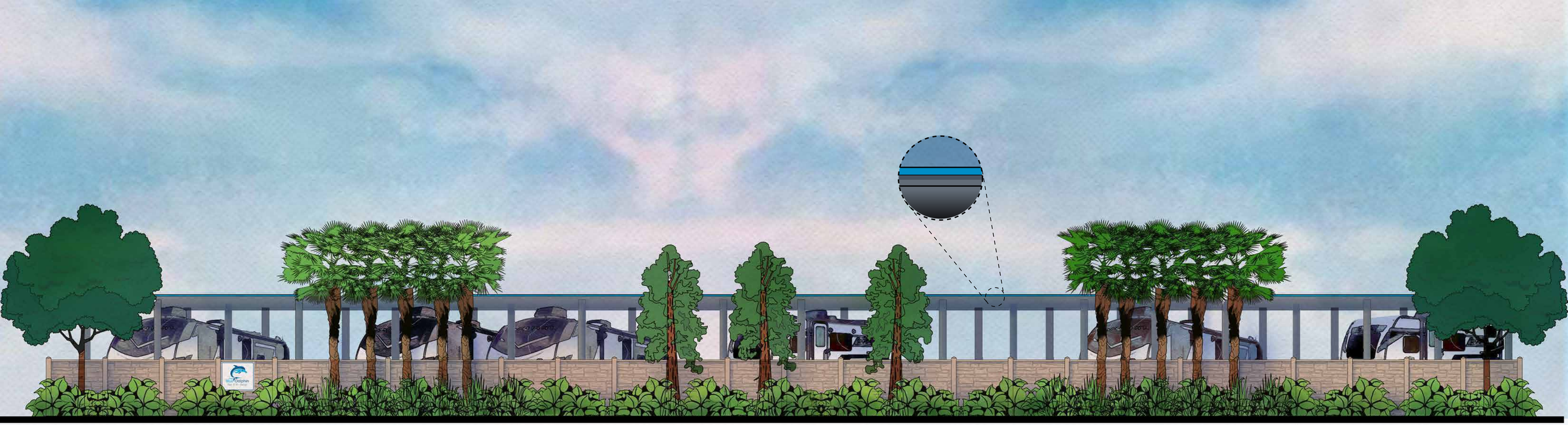


SP-3-24: BLUE DOLPHIN BOAT-RV STORAGE - US 1
PARCEL: 7444-03-13-0011 AERIAL MAP



Exhibit C


US HWY 1
EXISTING 36" RCP STORM INV. EL=-0.12 HEADWALL TOP ± 3.0
±46' VERTICAL CURB
P-8 95LF 42" RCP @ 0.32%
±50 CUBIC FEET RIP RAP
MES-6 PER FDOT INDEX 430-022 W/ STEEL BARS
42" RCP
SE INV EL = 0.30 P-8
COMPENSATING STORAGE AREA 1
STORM S-1 FDOT TYPE C INLET TOP EL=4.00 P-1 S INV EL = -1.50
P-1 253LF 24" RCP @ 0.20%
STORM S-2 FDOT TYPE C INLET TOP EL=4.00 P-1 N INV EL = -2.00 P-2 S INV EL = -2.00
MES-5 PER FDOT INDEX 430-022 W STEEL BARS
42" RCP NW INV EL = 0.00 P-8
EXISTING 24" RCP STORM INV. EL=-0.12 HEADWALL TOP ± 3.0
P-2 245LF 30" RCP @ 0.20%
STORM S-3 FDOT TYPE C INLET TOP EL=4.00 P-2 N INV EL = -2.50 P-3 S INV EL = -2.50
P-3 256LF 36" RCP @ 0.20%
STORM S-4 FDOT TYPE C INLET TOP EL=4.00 P-3 N INV EL = -3.00 P-4 S INV EL = -3.00
EXISTING 15" STORM INV. EL=0.40 HEADWALL TOP ± 2.88
P-4 252LF 36" RCP @ 0.20%
P-5 317LF 42" RCP @ 0.21%
STORM S-5 FDOT TYPE C INLET TOP EL=4.00 P-4 N INV EL = -3.50 P-5 S INV EL = -3.50
SEE MATCHLINE FOR CONTINUATION
PLAN
FRONT SECTION
SIDE SECTION
PVC1 ORIFICE DETAIL (CS-1)
6TH ST
US HWY 1
±57' VERTICAL CURB
±69' VERTICAL CURB
P-9 96LF 48" RCP @ 0.52%
MES-4 PER FDOT INDEX 430-022 W STEEL BARS
48" RCP
SE INV EL = -0.90 P-9
MES-3 FDOT INDEX 430-022 W STEEL BARS
48" RCP NW INV EL = -1.40 P-9
±50 CUBIC FEET RIP RAP
STORM S-6 FDOT TYPE C INLET TOP EL=4.00 P-5 N INV EL = -4.15 P-6 SE INV EL = -4.15
P-6 171LF 42" RCP @ 0.21%
MES-2 PER FDOT INDEX 430-021 36" RCP NW INV EL = -4.50 P-6
±100 CUBIC FEET RIP RAP
RETENTION POND F
CS-1 MODIFIED FDOT TYPE C INLET TOP EL=3.60 P-7 S INV EL = 0.60
P-7 36LF 18" RCP @ 0.28%
±50 CUBIC FEET RIP RAP
MES-1 PER FDOT INDEX 430-021 18" RCP N INV EL = 0.50 P-7
COMPENSATING STORAGE AREA 2
10' MAINTENANCE BERM
VARIES
EXISTING GROUND
POND TOP EL (FT.) 4.50
10' MAINTENANCE BERM



BLUE DOLPHIN BOAT & RV STORAGE TYPICAL ELEVATION

11/13/24

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 11/15/2022, prepared by EVANS

ENGINEERING, INC.
Exhibit "C": Landscape & Sign Plan, rev. date 10/28/2022, prepared by ZEVCOHEN & ASSOCIATES, INC.

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: 20 ft

(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 "C"** ("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 "C"** (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. No landscape buffer along the rear (western) property line (along the railroad) shall be required. 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 front (eastern) side of the proposed storage area (along U.S. Highway #1) (i.e. from the northeast corner of the Property to the southern edge of the paved area to be used for the washing bays). The Fence along the front (eastern) Property line will be at least ten feet (10') from the Property line to allow for landscaping. For security and screening purposes, the Developer shall install a six-foot (6') high chain link fence with privacy slats inserted within the chain link fence: (i) along the north side Property line, (ii) along the rear (western) Property line of the proposed storage area (along the railroad) (i.e. from the northwest corner of the Property to the southern edge of the paved area to be used for the washing bays); and (iii) between the paved area to be used for the washing bays and the retention pond connecting to the Fence along the front (eastern) side of the Property and the chain link fence along the rear (western) 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. Additionally, 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. The Retention and/or Detention Areas shall meet or exceed the requirements of the City.

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

D. 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 all 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, canopy support

beams, canopy roofs over storage areas and storage lockers may be pre-fabricated off-site and installed on the Property; and may be metal with a painted earth tone finish.

(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 lighting fixtures shall be consistent and reviewed for consistency by staff during the Site Plan review process.

9. ENVIRONMENTAL CONSIDERATIONS.

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 shall be conducted as part of the clearing process or during overall Site Development.

The Property has been the subject of Phase I & II Environmental Site Assessments that recommend additional and more specific site investigation and/or potential remediation methods if found to be needed, with that additional work already contracted and currently underway. The results of that work and any site management or recommended remediation may need to be included as part of any future Site Plan application to follow, may affect the Conceptual Development Plan as currently shown, and may need to be coordinated with the Florida Department of Environmental Protection.

10. SIGNAGE.

A. One ground sign shall be permitted as shown in **Exhibit "C"** ("Landscape/Sign Plan"). The ground sign shall be constructed of materials and colors that complement and coordinate the appearance of the Property. An alternate location for the ground 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 "C" ("Landscape/Sign Plan").

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

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

E. There shall be no pole signs.

11. 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.

12. 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) Modifications 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.

B. 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.

C. 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.

D. Approved modifications shall be noted on the official plan documents.

13. AMENDMENTS.

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.

14. 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.

15. MAINTENANCE OF DEVELOPMENT STANDARDS.

All development within the Property, whether privately owned or common area, shall continue to be bound by the standards set forth in this Agreement and any approved modifications or amendments, and applicable LDRs, and shall be maintained in compliance with the requirements. This requirement shall be subject to enforcement by the Code Enforcement Board or Special Magistrate, with all remedies as provided in ch. 162, Florida Statutes.

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.

Signed, sealed and delivered in the presence of:

Witness 1

Phillip Veski
Print Name of Witness 1

Witness 2

Travis Kendrick
Print Name of Witness 2

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

By: _____
Fred E. Cleveland, Mayor

Attest:

By: _____
Kelly McQuillen, City Clerk

Date: 1/26/2023

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 26 day of January, 2023, by Fred E. Cleveland and Kelly McQuillen, 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.

Sharon Taylor-Harding
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG968480
Expires 3/11/2024

Sharon Taylor-Harding
Notary Public
Commission No: 3/11/2024

Signed, sealed and delivered in the presence of:

Witness 1

Jennifer Vanuedo
Print Name of Witness 1

Witness 2

DOREEN HILL
Print Name of Witness 2

OWNER:

FESTIVAL PROPERTIES, INC.
A Florida Corporation

By:
Name: Dan Silvestri
Title: President

Date: 1/23/23

[Corporate Seal]

Signed, sealed and delivered in the presence of:

Witness 1

Patricia J. Harris
Print Name of Witness 1

Witness 2

Renee L Richardson
Print Name of Witness 2

DEVELOPER:

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

By:
Name: Michael J. ~~Grindstaff~~
Title: Manager

Date: 1/23/23

[Corporate Seal]

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~VOLUSIA~~ HARRIS

The foregoing instrument was acknowledged before me this 23 day of JANUARY, 2023, by DAN SILVESTRI as PRESIDENT of FESTIVAL PROPERTIES, INC, 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.

DOREEN HILL
My Notary ID # 128886785
Expires February 16, 2024

Notary Public
Commission No.

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 day of January, 2023, by Michael J. Grindoff as Manager of Blue Dolphin Boat & RV Storage, LLC referred to in this agreement as "Developer". He/she is personally known to me and did not take an oath.

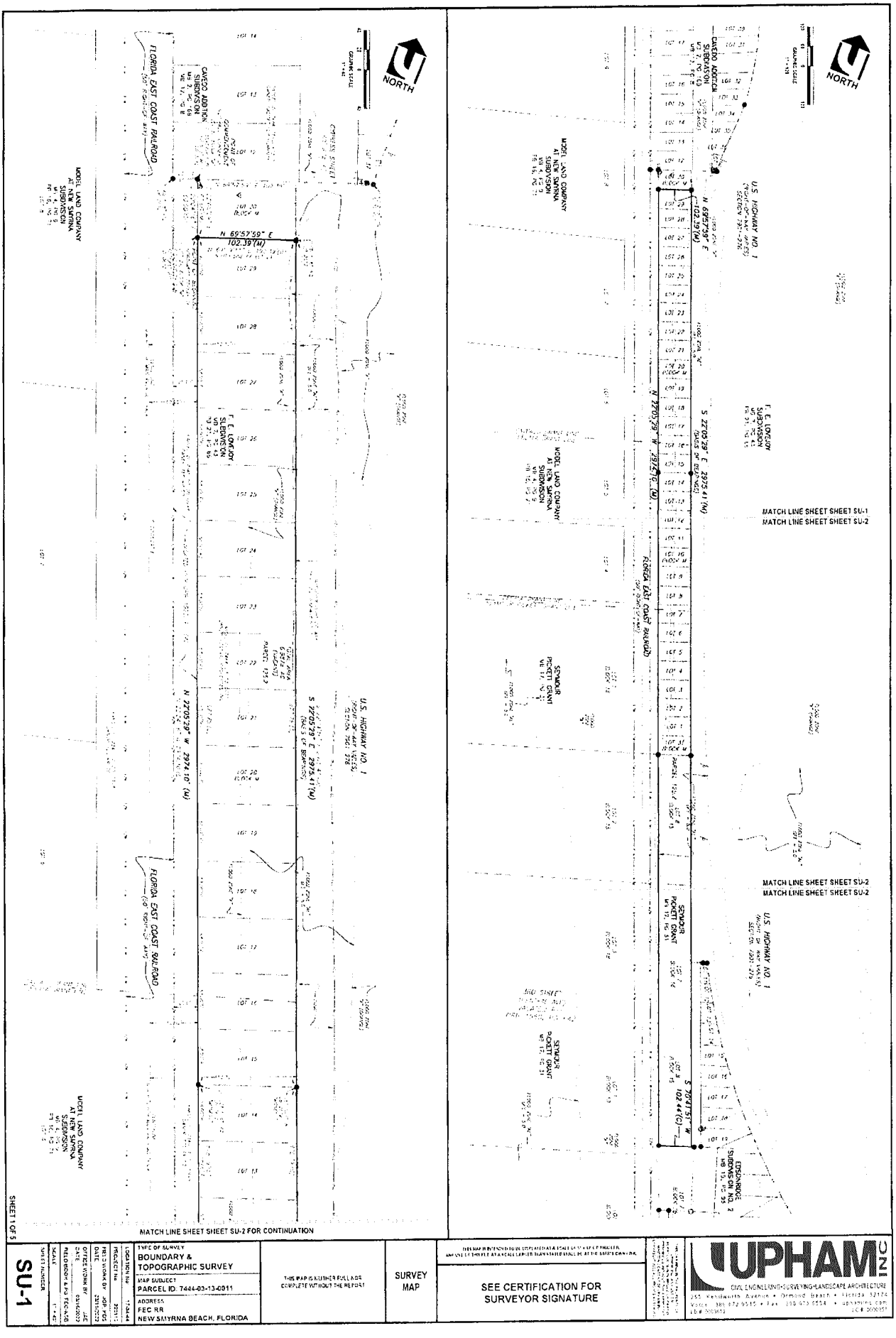
Renee L. Richardson
Notary Public
Commission No:

RENEE L. RICHARDSON
Commission # HH 089270
Expires February 15, 2025
Bonded Thru Budget Notary Services

Approved as to legal form:

By: Carrie Avallone
Carrie Avallone, City Attorney

EXHIBIT "A"



SHEET 1 OF 5

SU-1

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY

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

ADDRESS: FEC RR NEW SMYRNA BEACH, FLORIDA

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

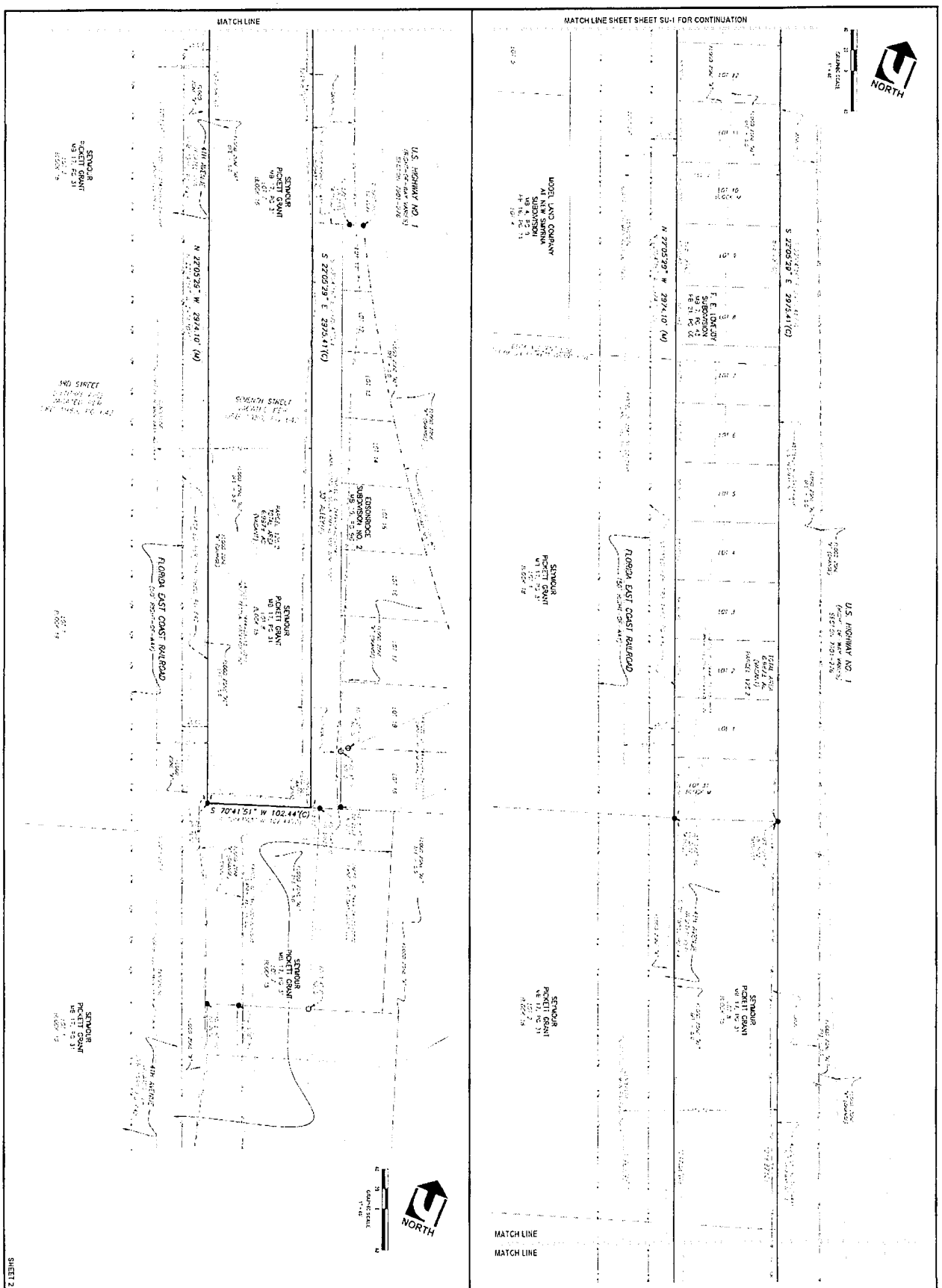
SURVEY MAP

THIS MAP IS INTENDED TO BE DISPLAYED AT SCALES OF 1"=40' OR SMALLER. ANY USE OF THIS PLAT AT A SCALE LARGER THAN INTENDED WILL RESULT IN GROSS ERRORS.

SEE CERTIFICATION FOR SURVEYOR SIGNATURE

LOCATION No: 11-34-44
PROJECT No: 22011
FIELD WORK BY: JDP, MDS
DATE: 03/13/2023
OFFICE WORK BY: JAE
DATE: 03/16/2023
FIELDBOOK & PG: FEC-105
SCALE: 1" = 40'
DATE SURVEYED:

UPHAM INC
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
255 Hennessy Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6558 • uphaminc.com
LC# 3000852 LC# 3000852



SHEET 2 OF 5

SU-2

TYPE OF SURVEY
BOUNDARY
TOPOGRAPHIC SURVEY

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

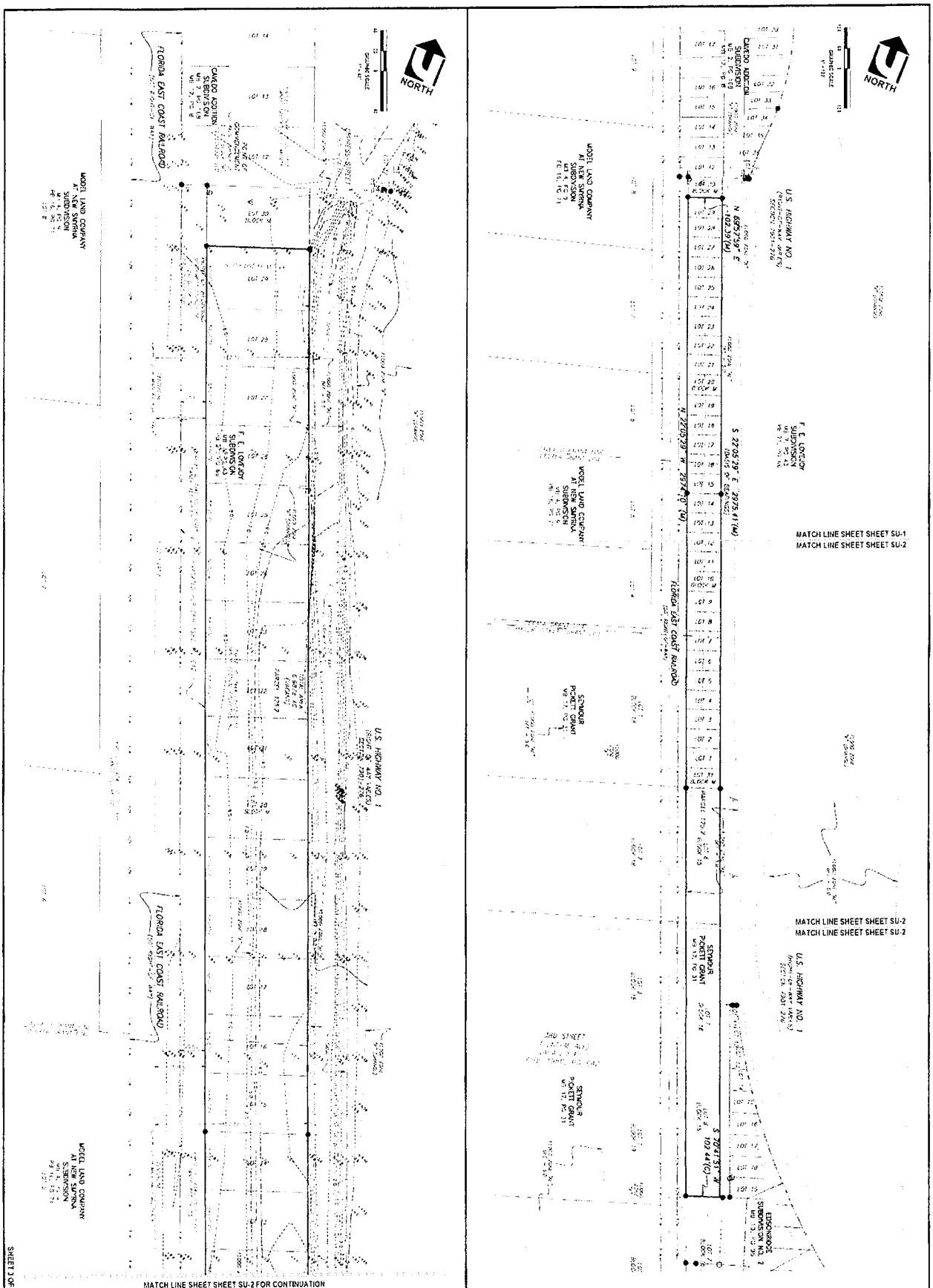
ADDRESS:
FEC RR
NEW SMYRNA BEACH, FLORIDA

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

SURVEY MAP

SEE CERTIFICATION FOR SURVEYOR SIGNATURE

UPHAM INC
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kentucky Avenue • Ormond Beach • Florida 32174
Voice 386.672.5515 • Fax 386.673.6554 • uphaminc.com
LB# 0028672



SHEET 3 OF 5

SU-3

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY

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

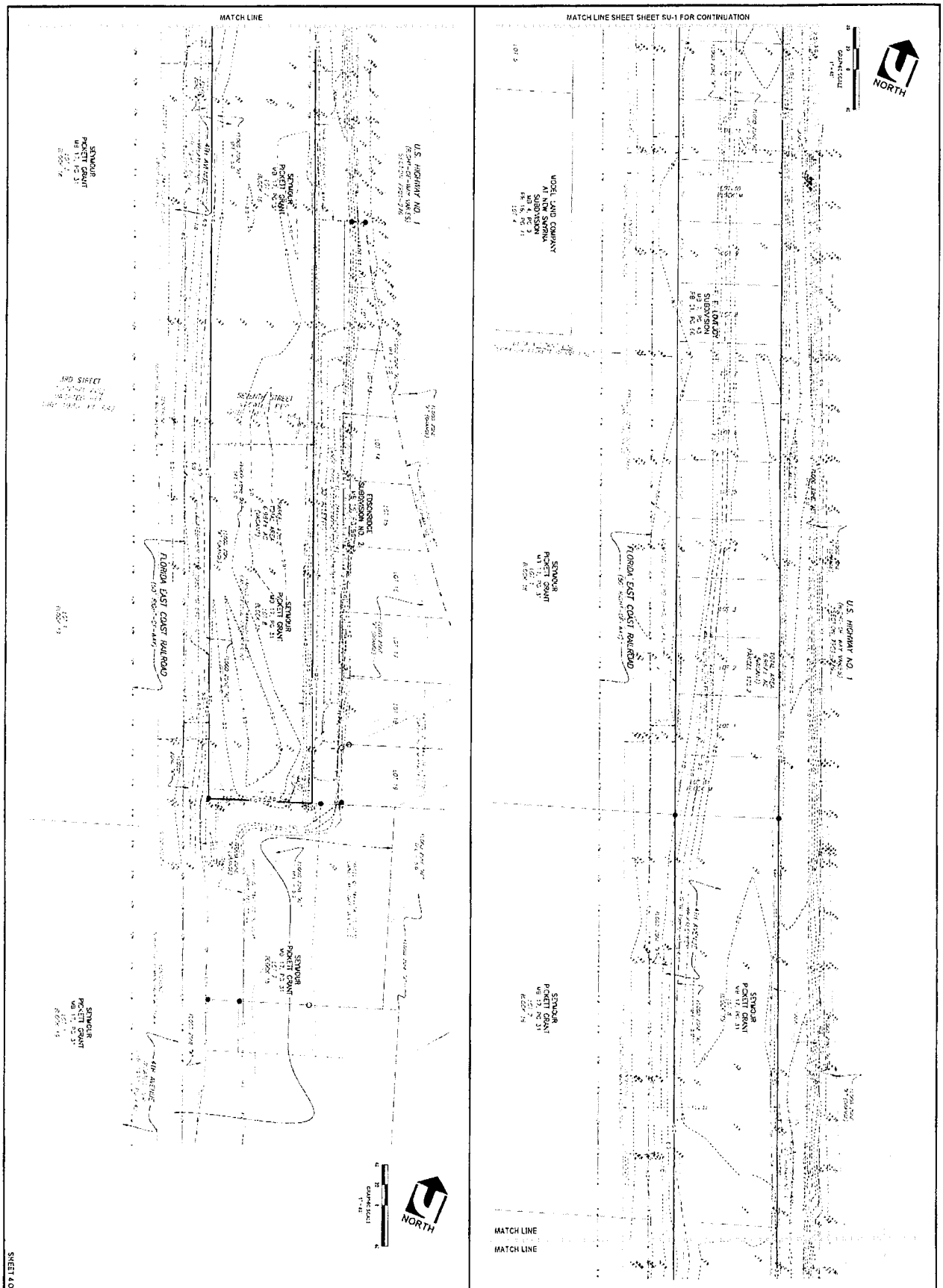
ADDRESS: FEC RR NEW SMYRNA BEACH, FLORIDA

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

SURVEY MAP

SEE CERTIFICATION FOR SURVEYOR SIGNATURE

UPHAM CNI
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Fentress Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.677.0554 • uphamcni.com
LB # 3008412



SHEET 4 OF 5

SU-4

SHEET NUMBER	
SCALE	1" = 40'
FIELD WORK AND TECHNICIAN	
DATE	
OFFICE DESIGN BY	
DRAWN BY	
PROJECT NO.	22314
LOCATION NO.	22314

TYPE OF SURVEY
BOUNDARY
TOPOGRAPHIC SURVEY

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

ADDRESS
FEC RR
NEW SMYRNA BEACH, FLORIDA

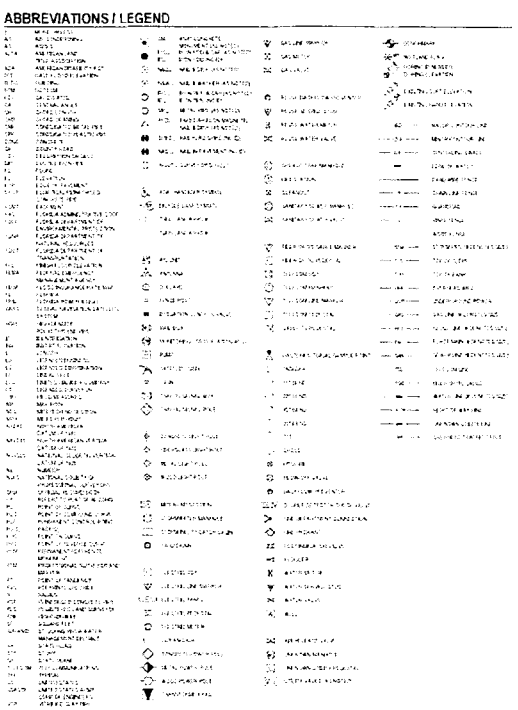
THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

SURVEY MAP

SEE CERTIFICATION FOR SURVEYOR SIGNATURE

UPHAM CNI
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
261 Ballough Avenue • Daytona Beach • Florida 32114
Voice: 386.672.5515 • FAX: 386.673.0154 • uphamcni.com
LB # 3026

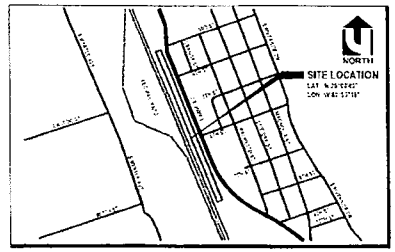
ABBREVIATIONS / LEGEND



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 31, 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. BAKER'S PLAT AND SUBDIVISION OF SEYMOUR PICKETT GRANT, AS RECORDED IN MAP BOOK 1, PAGE 154, 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-WAY MAP SECTION 79010-2516, SOUTHERLY OF LYTLE AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 79010-2512, 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 181, PAGE 204, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY 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 31, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN THENCE SOUTH 22 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 30, FOR A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 29, BLOCK "M" OF SAID F.E. LOVEJOY SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 44 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 102.32 FEET EASTERLY, FROM SAID CENTERLINE OF THE FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK; THENCE SOUTH 22 DEGREES 54 MINUTES 16 SECONDS EAST AND PARALLEL WITH SAID CENTERLINE FOR A DISTANCE OF 2971.41 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, BLOCK 15, A. W. BAKER'S PLAT AND SUBDIVISION OF THE SEYMOUR PICKETT GRANT, AS RECORDED IN MAP BOOK 1, PAGE 154, ALSO RECORDED IN MAP BOOK 17, PAGE 31 AND 32, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 70 DEGREES 49 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, FOR A DISTANCE OF 103.44 FEET; THENCE NORTH 22 DEGREES 54 MINUTES 16 SECONDS WEST AND PARALLEL WITH CENTERLINE OF SAID FLORIDA EAST COAST RAILROAD MAIN NORTH-SOUTH TRACK FOR A DISTANCE OF 2974.19 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 (3601, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LEICA SMARTNET 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°51'57" E.
2. LEGAL DESCRIPTION PER TITLE COMMITMENT No.: 10201137 - DATED: JANUARY 18, 2022 @ 8:00 AM
3. MEASURED DIMENSIONS ARE DENOTED AS (M) WHEN DIFFERS FROM RECORD OR 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) FIRM (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0343J COMMUNITY: CITY OF NEW SMYRNA BEACH, DATED: SEPTEMBER 29, 2017, THE PROPERTY IS IN FLOOD ZONE "X" AND ZONE "AE" (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 ID 2113, PID: AD1424 - PUBLISHED ELEVATION 6.31 FEET NAVD88.
7. MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURE MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, GOWIN GR-5 GPS INSTRUMENTS, TOPCON HIPER II RECEIVER DATA COLLECTORS USING MAGNET SOFTWARE, FAIL-2 ULTRA STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
8. LINEAGE OF DATA HORIZONTAL DATA REFERENCED, DATE OF ORIGINAL PLAT:
   A) BOUNDARY SURVEY PREPARED BY UPHAM P.C. - DATED DECEMBER 16, 2021 - FILE W20-FEC-001
   B) FDOT RIGHT-OF-WAY MAPS - SECTION 7901-276
   C) PLAT OF SEYMORE PICKETT GRANT - DATED: AUGUST 9, 1886
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, 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 WHOM HE 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 4.5 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND TAPE OF AN ARBORIST
      2) JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGGEMARKS BY ECOLOGIST / 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 FEATURE IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
      4) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY WHAT CONSTITUTE'S A WILDLIFE CORRIDOR OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER
      5) GEOTECHNICAL BORINGS SHOWN AS MARKED AND RECORDED 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 PROFESSIONALLY 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 (4-6)
6	ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED JULY 28, 2015	ORB 7143, PG 4645	INCLUDES SUBJECT PROPERTY (4-2) ENCOMPASSES SUBJECT PARCEL IN IT'S ENTIRETY PARCEL 102.2 WHEN THIS DOCUMENT IS ONE IN THE SAME AS SUBJECT PROPERTY
7	RIGHT OF TENANTS	-	INTENTIONALLY OMITTED (4-6)

SURVEYOR'S CERTIFICATION:

CERTIFIED FOR THE EXCLUSIVE USE OF AS FOLLOWS:

MICHAEL GRID STAFF
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 5J-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: 03/14/2022

MICHAEL E. ARAD, PSM No. 5574

FOR REVIEW

SHEET 5 OF 5

UPHAM P.C.
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
221 NORTH CAUSEWAY • NEW SMYRNA BEACH • FLORIDA • 32169
PHONE: 386.427.1515 • FAX: 386.423.6764 • WWW.UPHAM-PC.COM
LB # 3591

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.	220112
FIELD WORK BY:	JGP, KBS
DATE:	03/11/2022
OFFICE WORK BY:	JAE
DATE:	03/16/2022
FIELD BOOK & PG:	FEC-4/58
SCALE:	AS SHOWN
SHEET NUMBER	SU-5

Instrument #2023020677 #17 Book:8363 Page:1029

Instrument #20230206677 #18 Book:8363 Page:1030

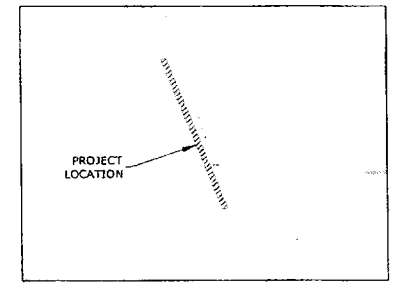
EXHIBIT "B"

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



VICINITY MAP
SCALE: 1"=1000'

UTILITY COMPANIES

WATER, WASTEWATER, & ELECTRIC
UTILITIES COMMISSION OF NEW
SMYRNA BEACH
200 CANAL STREET
NEW SMYRNA BEACH, FLORIDA 32168
(386) 427-1337

PHONE, CABLE, & INTERNET
SPECTRUM
5509 SOUTH WILLAWSON BOULEVARD
PORT ORANGE, FLORIDA 32128
(888) 851-1291

GAS
FLORIDA PUBLIC UTILITIES COMPANY
450 SOUTH HIGHWAY 17-92
DELTONA, FLORIDA 32738
(386) 668-2892

APPLICANT

MICHAEL J. GRADSTAFF
300 SOUTH ORANGE AVENUE
SUITE 1600
ORLANDO, FLORIDA 32801
(407) 855-6927

OWNER

FLSTIVA PROPERTIES, INC
1215 BESSNER DRIVE
HOUSTON, TEXAS 77055

ENGINEER

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

SURVEYOR

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

LEGAL DESCRIPTION

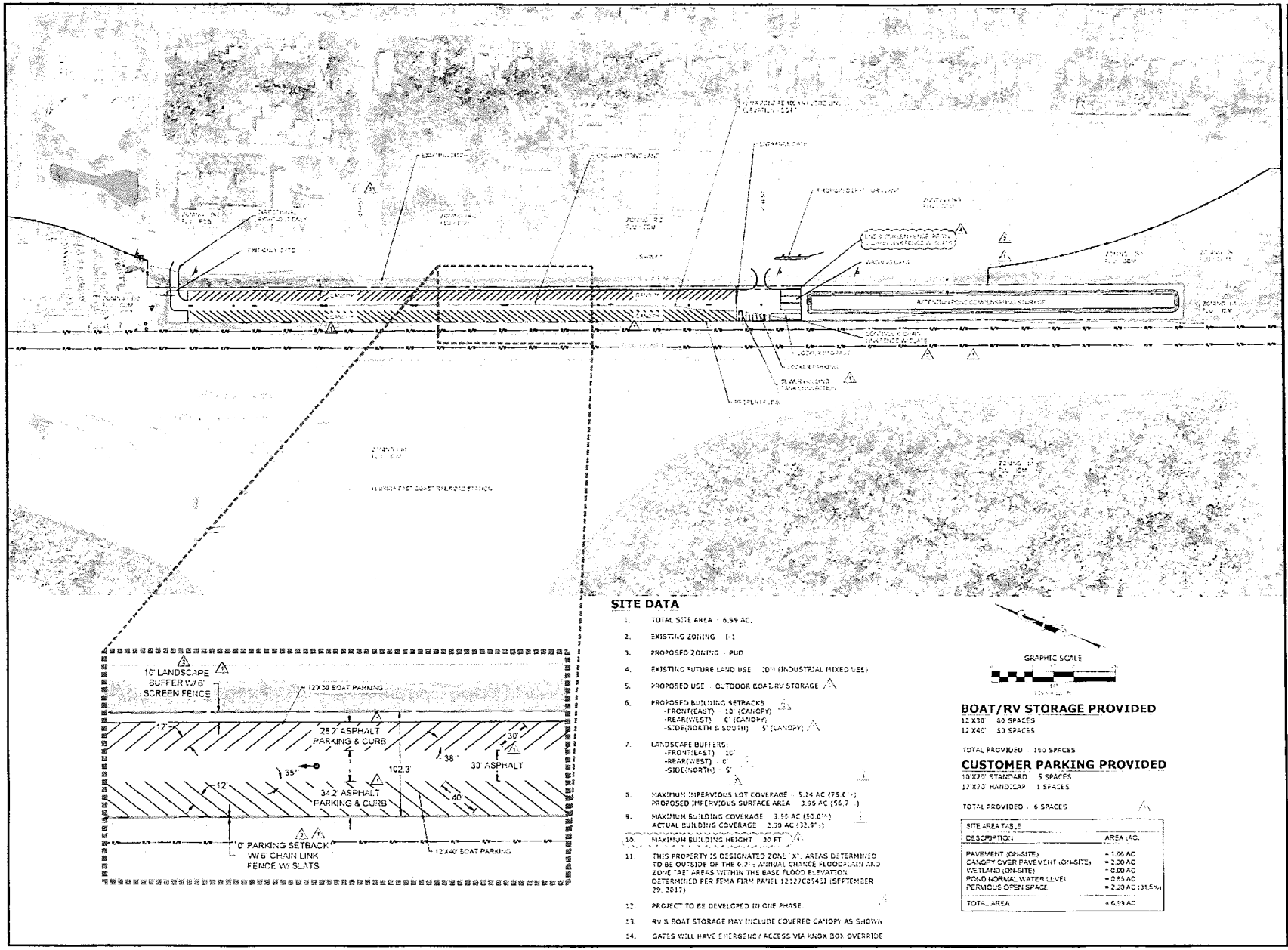
BEING A PORTION OF LOTS 1 THROUGH 29 AND 31, BLOCK "M", ALONG WITH A PORTION OF ADJACENT STREETS AND ALLEYS, F.E. LOVEJOY SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 43 ALSO BEING RECORDED IN MAP BOOK 31, PAGE 65, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND A PORTION OF LOT 6, BLOCK 15, A PORTION 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-WAY MAP SECTION 79070-2516, SOUTHERLY OF LYTLE AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 79130-2512 LYING WESTERLY OF U.S. HIGHWAY NO. 1 PER FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP (S.R. NO. 5) SECTION 79001-276 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 86, 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 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 29, FOR A DISTANCE OF 102.39 FEET TO A POINT BEING 150.32 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 2975.47 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, 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 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 6, 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 2974.19 FEET TO THE POINT OF BEGINNING.

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Instrument #20230206677 #19 Book:8363 Page:1031



SITE DATA

1. TOTAL SITE AREA - 6.99 AC.
2. EXISTING ZONING - I-1
3. PROPOSED ZONING - PUD
4. EXISTING FUTURE LAND USE - IDI (INDUSTRIAL MIXED USE)
5. PROPOSED USE - OUTDOOR BOAT/RV STORAGE
6. PROPOSED BUILDING SETBACKS
   -FRONT(EAST) - 10' (CANOPY)
   -REAR(WEST) - 0' (CANOPY)
   -SIDE(NORTH & SOUTH) - 5' (CANOPY)
7. LANDSCAPE BUFFERS:
   -FRONT(EAST) - 10'
   -REAR(WEST) - 0'
   -SIDE(NORTH) - 5'
8. MAXIMUM IMPERVIOUS LOT COVERAGE - 5.24 AC (75.0 +-)
   PROPOSED IMPERVIOUS SURFACE AREA - 3.95 AC (56.7 +-)
9. MAXIMUM BUILDING COVERAGE - 3.50 AC (50.0%)
   ACTUAL BUILDING COVERAGE - 2.30 AC (32.9%)
10. MAXIMUM BUILDING HEIGHT - 30 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.
13. RV & BOAT STORAGE MAY INCLUDE COVERED CANOPY AS SHOWN
14. GATES WILL HAVE EMERGENCY ACCESS VIA KNOX BOX OVERRIDE

GRAPHIC SCALE

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

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

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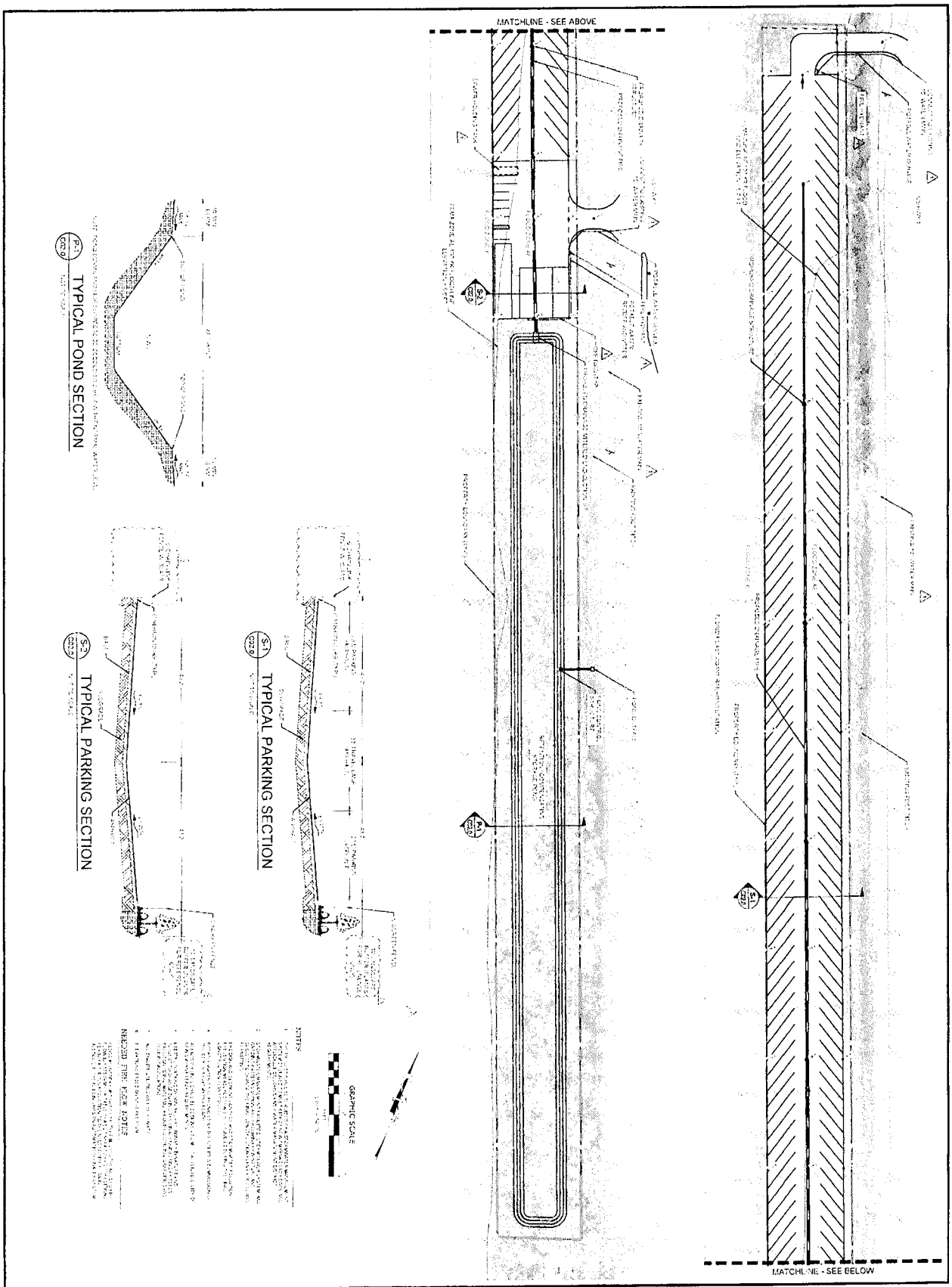
BLUE DOLPHIN BOAT AND RV STORAGE
CONCEPTUAL DEVELOPMENT PLAN
NEW SMYRNA BEACH, FLORIDA

SITE PLAN

REVISIONS

DESIGNED BY	DATE
LAV	3/21/2022
PROJECT #	
DLE	32202

C01.0



EVANS ENGINEERING INC.

BLUE DOLPHIN BOAT AND RV STORAGE

CONCEPTUAL DEVELOPMENT PLAN

NEW SMYRNA BEACH, FLORIDA

UTILITY, PAVING, GRADING, & DRAINAGE PLAN

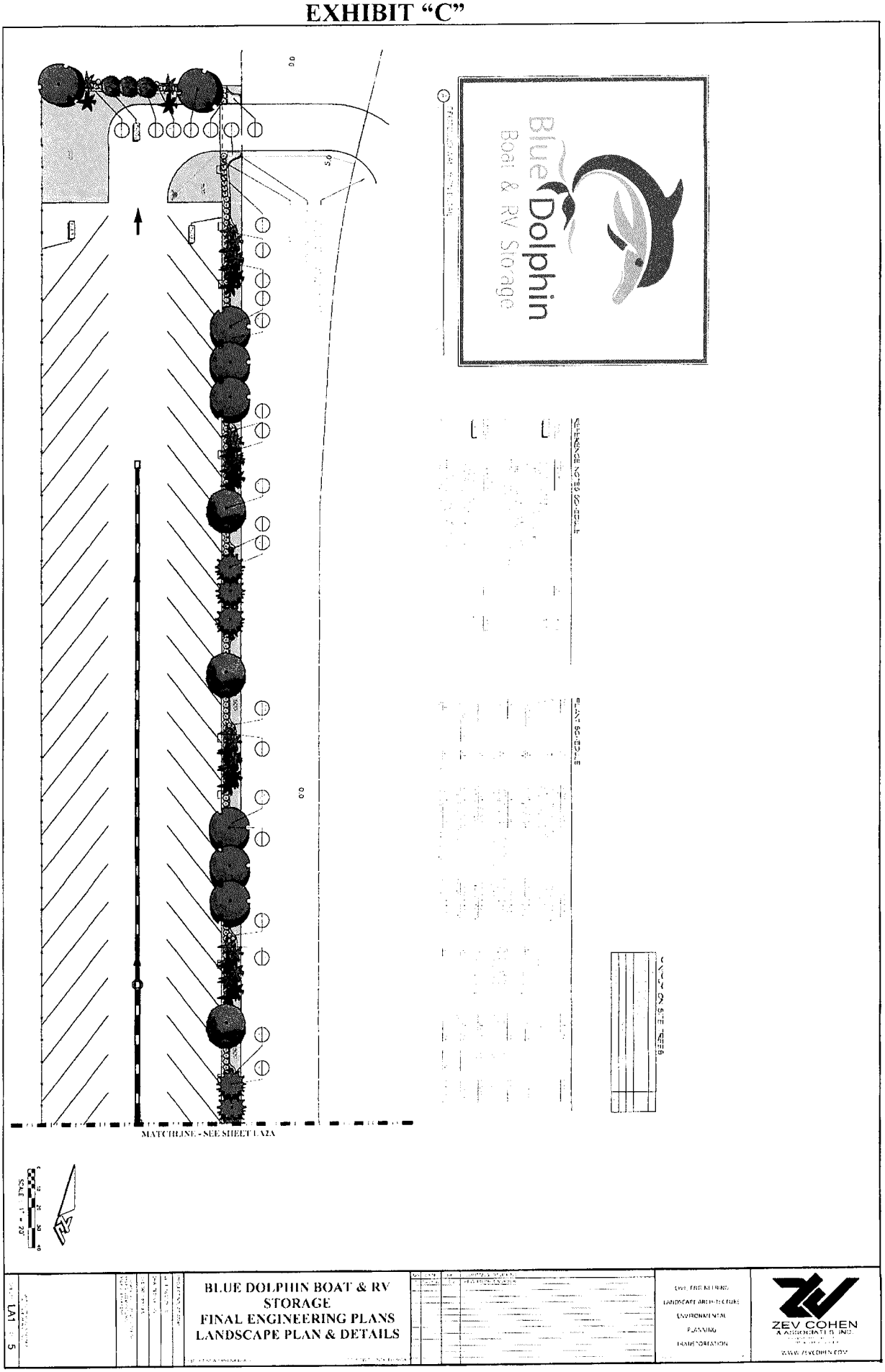
REVISIONS

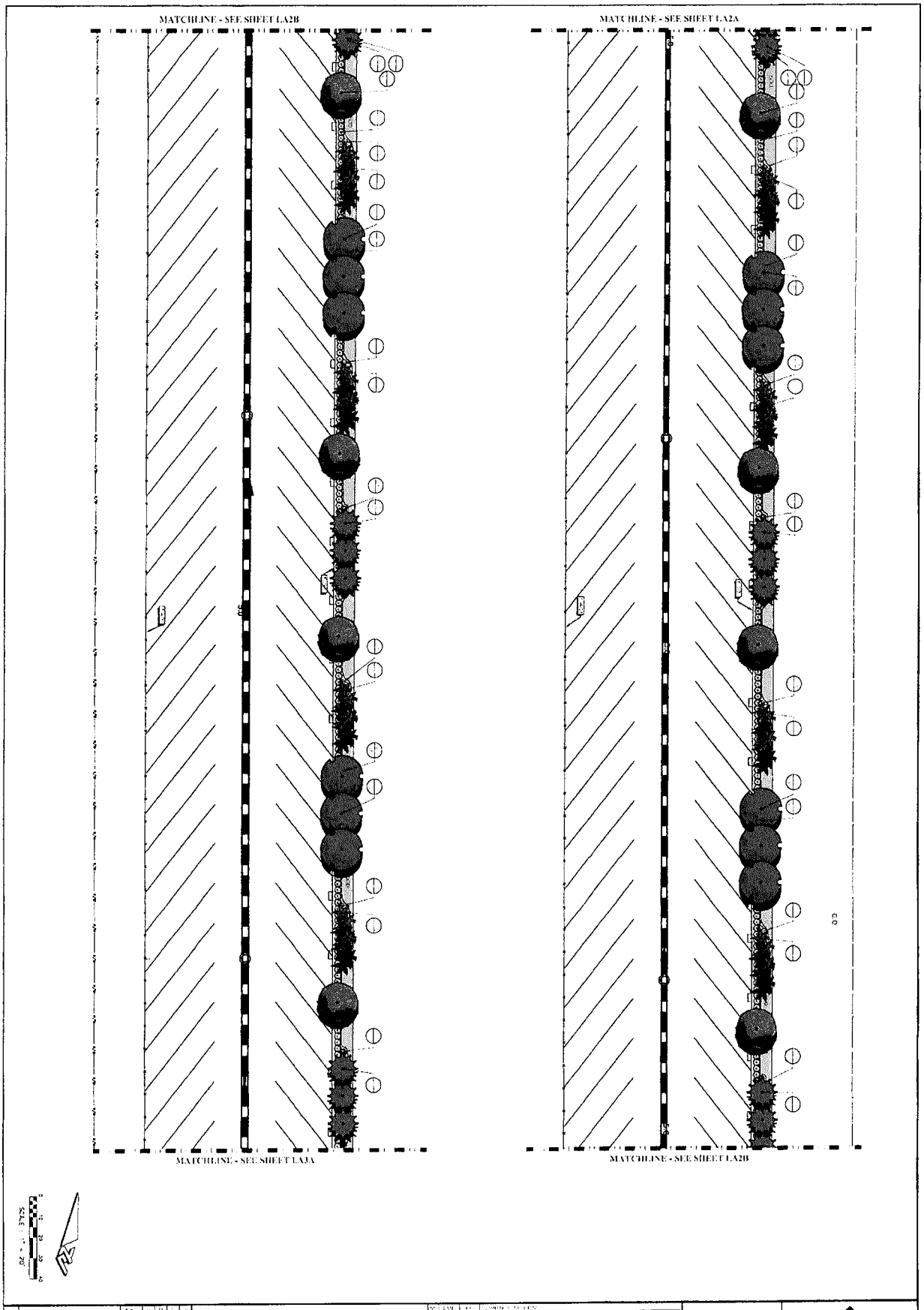
DATE	NO.	ITEM

LAV	
DLE	3/21/2022
	32202

C02.0

EXHIBIT "C"


Blue Dolphin
Boat & RV Storage
MATCHLINE - SEE SHEET LA2A
SCALE
BLUE DOLPHIN BOAT & RV
STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS
LA1
5
ZEV COHEN
& ASSOCIATES, INC.
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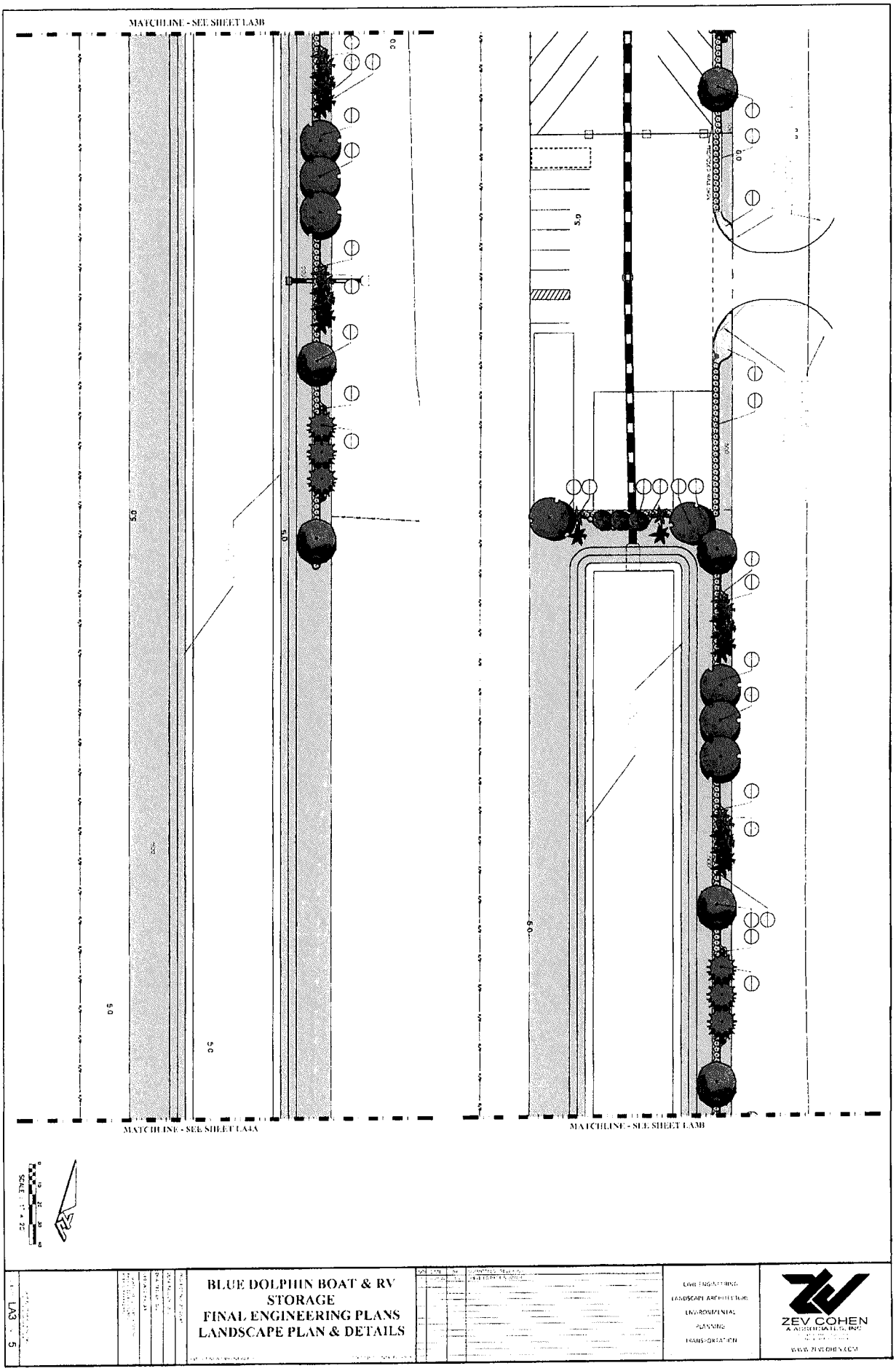
BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

LA2

5

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
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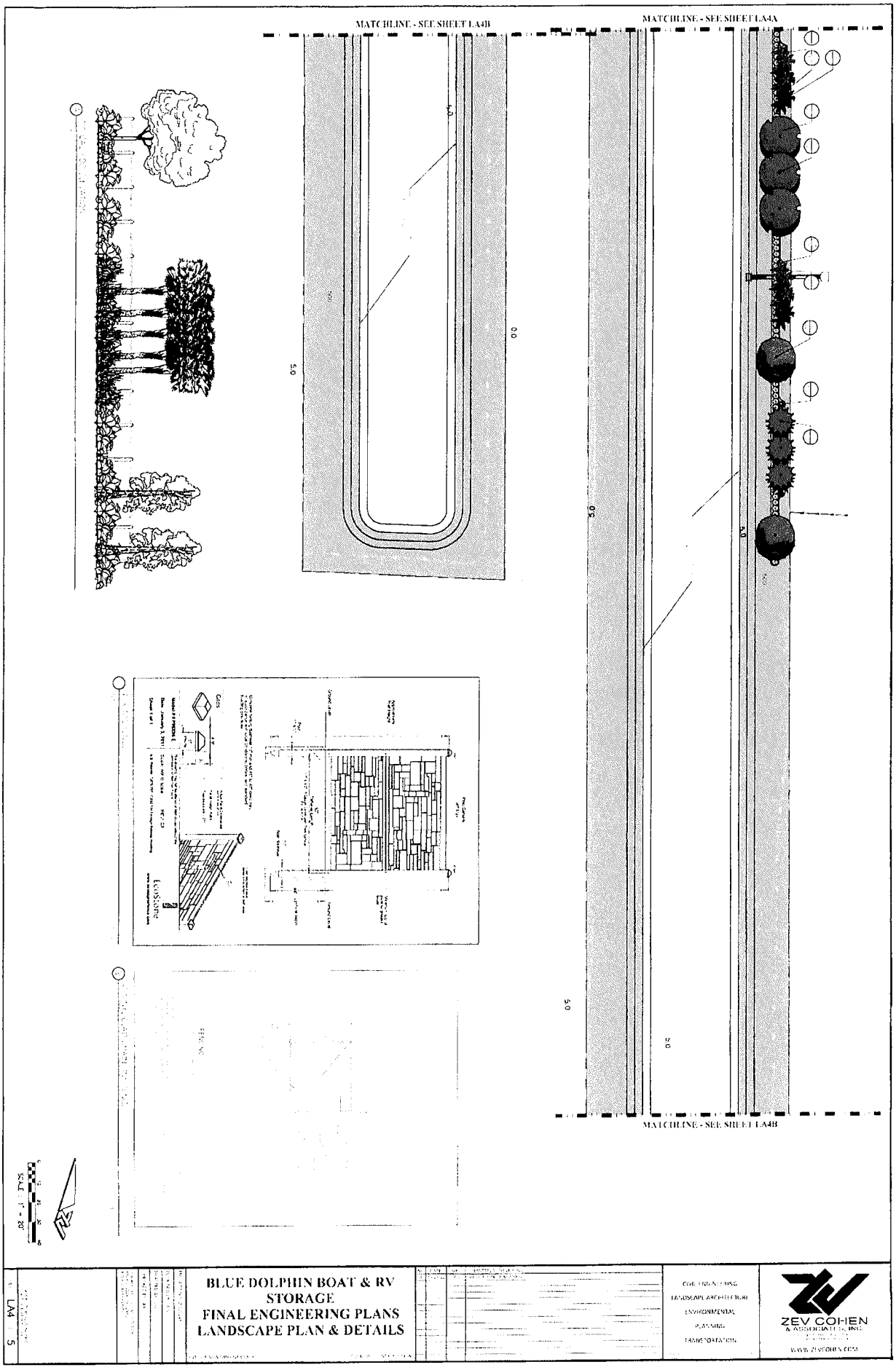


BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

LA3 - 5

ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
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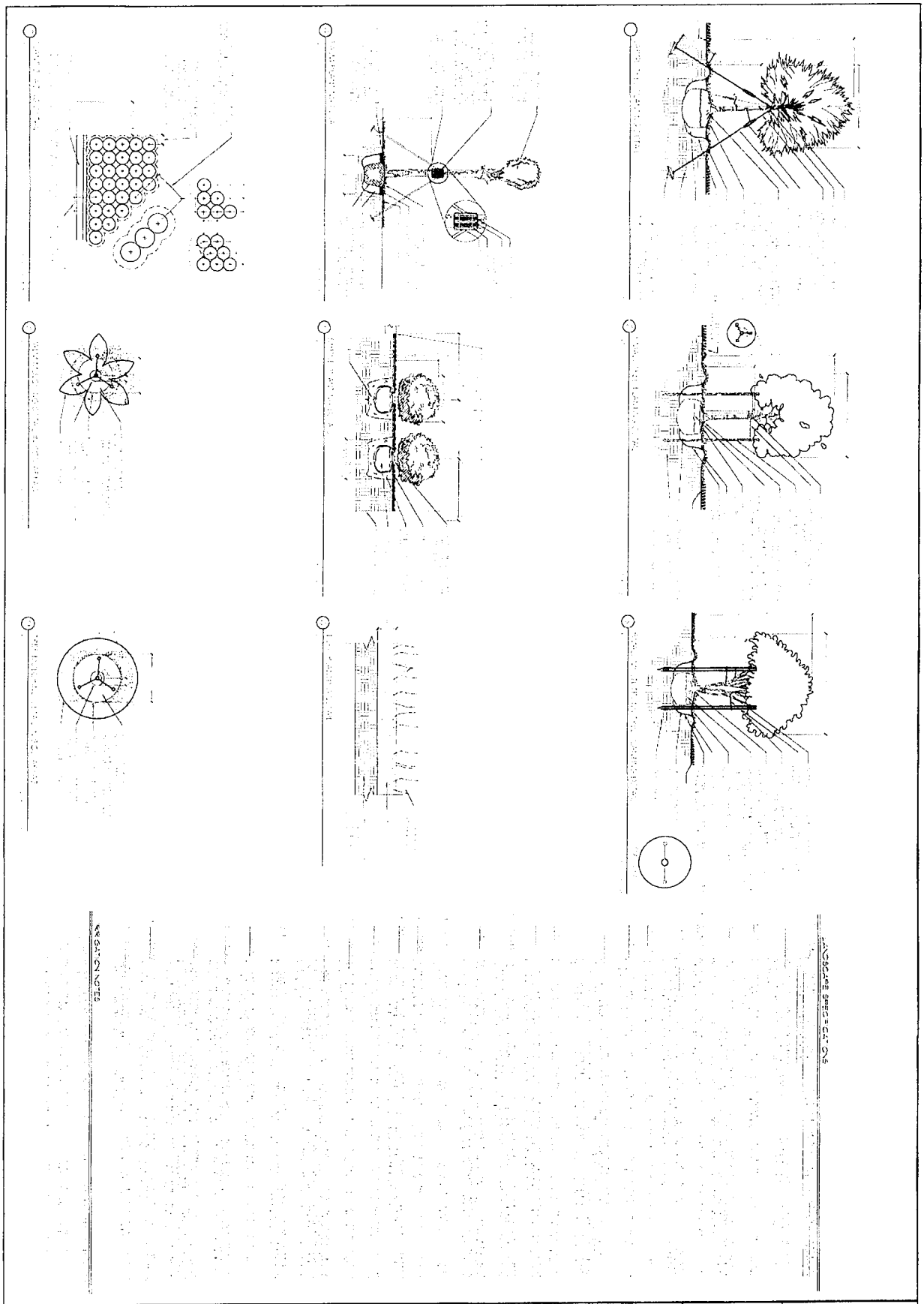


BLUE DOLPHIN BOAT & RV STORAGE
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

LA4 5

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LAS 5

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

A-1-25: REVIEW AND GIVE A RECOMMENDATION TO THE CITY COMMISSION ON A PROPOSED ANNEXATION, SMALL-SCALE *COMPREHENSIVE PLAN* AMENDMENT, AND REZONING FOR PROPERTY LOCATED AT 731 OLD MISSION ROAD.

February 3, 2025

Background:

Applicant: Travous Dever, 731 Old Mission Road, New Smyrna Beach, Florida 32168

Property Owners: Travous Dever Revocable Trust, 731 Old Mission Road, New Smyrna Beach, Florida 32168

Request: Voluntary annexation, *Comprehensive Plan* amendment, and rezoning:

- **From:** Volusia County Future Land Use (FLU) designation of Urban Low Intensity, and Volusia County zoning designation of R-3, Urban Single Family Residential with an "A" attached for Airport Height Notification Zone.
- **To:** City FLU designation of Low Density Residential and City zoning designation of R-3CO, Urban Single Family Residential with an "A" attached for Airport Height Notification Zone.

Site Information:

- **Size:** 41 ± acres
- **Location:** East side of Old Mission Road, south of Mission Drive.

Tax I.D. Number: 7419-23-00-0731

Findings:

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

the County on May 2, 2013. A new agreement was approved on May 2, 2022.

The subject property is within the annexation area designated in the ISBA. The subject property on Old Mission Road is developed with a single-family house and accessory structures. A location map is attached as **Exhibit A** and an aerial map is attached as **Exhibit B**.

The existing Volusia County Future Land Use (FLU) and zoning designation of the subject property is shown on the following maps as **Exhibits C and D**. The text description of the existing Future Land Use designation for the subject property is attached as **Exhibit E**. The associated current zoning text description for the subject property is attached as **Exhibit F**. Existing land uses are shown on the map attached as **Exhibit G.**

The established City Commission policy is that when properties are annexed into the City, the City will assign future land use and zoning designations that would be as similar as possible to existing County designations. As discussed above, the existing County FLU designation is Urban Low Intensity. The existing County zoning designation is R-3, Urban Single Family Residential. The proposed City FLU designation is Low Density Residential. The proposed City zoning designation is R-3CO, Urban Single Family Residential. A text description of the proposed City Low Density Residential Future land Use designation is attached as **Exhibit H,** with a map of this proposed change also attached as **Exhibit I**. A text description of the proposed City R-3CO, Urban Single Family Residential zoning, and a map of the proposed changes are similarly attached as **Exhibits J** and **K**

This annexation request is within the City's annexation area and within the City's water and sewer service area **(Exhibit L).** The parcel on Old Mission Road has an 8-inch PVC water line in the Old Mission Road right-of-way but sewer and reclaimed services are not available.

A map of the soil limitations for septic systems is attached as **Exhibit M**.

The *Land Development Regulations* requires any proposed development to conform to the Concurrency Management System. That system includes traffic, parks and recreation, potable water, wastewater treatment, solid waste collection, storm-water management, and public-school facilities. The subject property on Old Mission Road is developed with a single-family house and accessory structures with no increased density proposed for this property. Therefore, staff did not prepare a concurrency analysis table for this case.

There are numerous *Comprehensive Plan* maps that must be amended to incorporate the subject property into the *Comprehensive Plan* (see **Exhibits N through Z)**. A map showing the subject properties incorporated into Commission Zone 1 is attached as **Exhibit AA**. The ISBA map is attached as **Exhibit BB**. The legal description and Warranty Deed are attached as **Exhibits CC** and **DD**.

Recommendation:

Staff recommends that the Planning and Zoning Board give a positive recommendation to the City Commission to **approve** the requested annexation, Small-Scale *Comprehensive Plan* amendment changing the Future Land Use to City Low Density Residential and rezoning to City R-3CO, Urban Single Family Residential with an "A" attached for Airport Height Notification Zone.

Fiscal Analysis:
N/A

Strategic Plan Item:
Yes

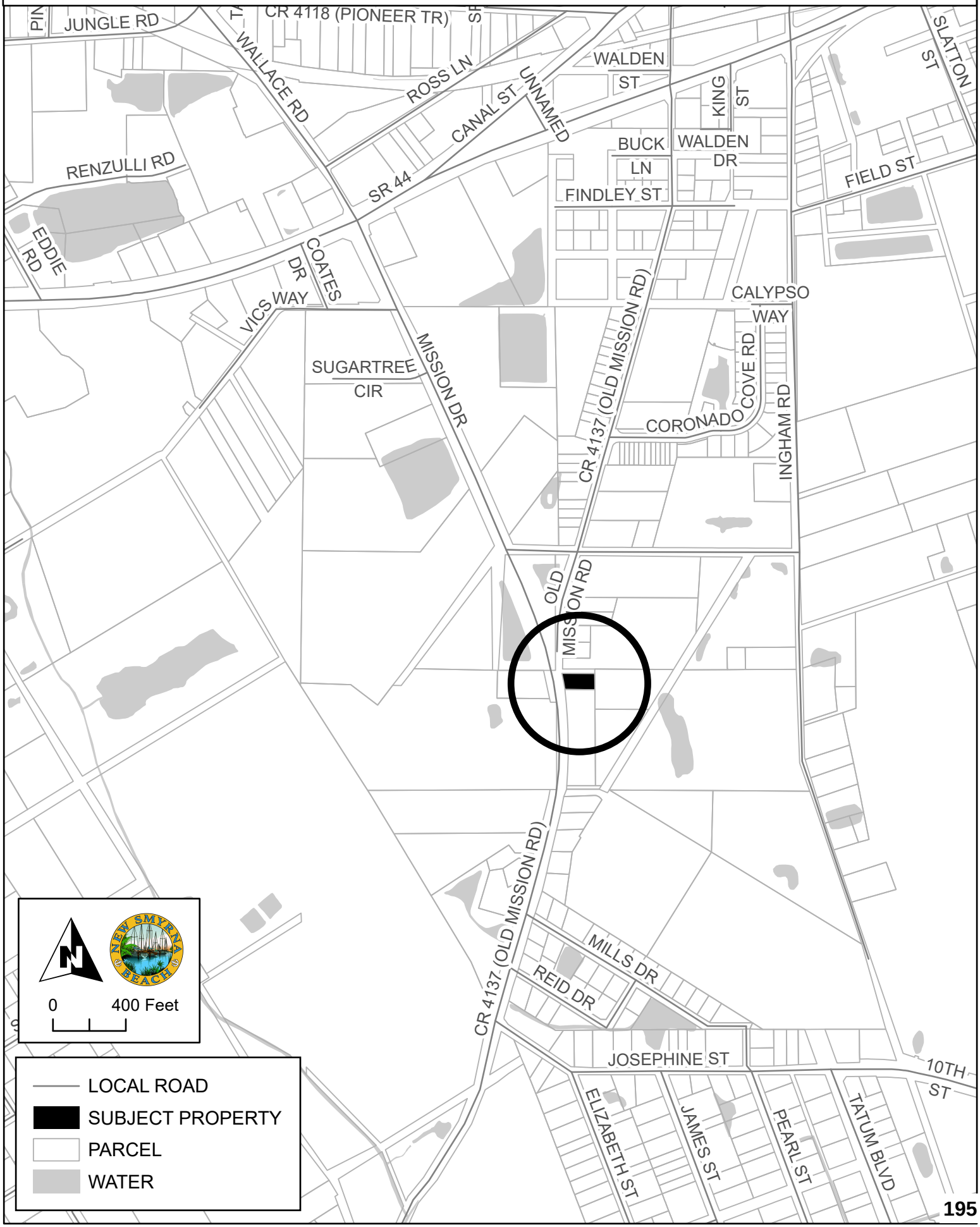
Staff Report Created By: Robert Mathen - Senior Planner

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Existing FLU Map.pdf
Exhibit D Existing Zoning Map.pdf
Exhibit E County Urban Low Intensity FLU Text.pdf
Exhibit F County R-3 Zoning Text.pdf
Exhibit G Existing Land Use Map.pdf

Exhibit H City Low-Density Residential FLU Text.pdf
Exhibit I Proposed FLU Map.pdf
Exhibit J City R-3CO Zoning Text.pdf
Exhibit K Proposed Zoning Map.pdf
Exhibit L Water and Sewer Service Area.pdf
Exhibit M Soil Limitation for Septic Systems.pdf
Exhibit N Airport Runway Protection Zones.pdf
Exhibit O Bicycle and Pedestrian Facilities.pdf
Exhibit P Boat Slip Siting.pdf
Exhibit Q City Parks.pdf
Exhibit R Coastal High Hazard Areas.pdf
Exhibit S Evacuation Routes.pdf
Exhibit T Existing Traffic Lanes - 2009.pdf
Exhibit U Number of Traffic Lanes - 2025.pdf
Exhibit V Existing Level of Service - 2009.pdf
Exhibit W Level of Service - 2025.pdf
Exhibit X Flood Prone Areas.pdf
Exhibit Y Neighborhood Map.pdf
Exhibit Z Public Transit Routes.pdf
Exhibit AA Commission Zones Map.pdf
Exhibit BB Interlocal Service Boundary Agreement Map.pdf
Exhibit CC Legal Description.pdf
Exhibit DD Deed.pdf

A-1-25: 731 OLD MISSION ROAD
PARCEL: 7419-23-00-0371 LOCATION MAP

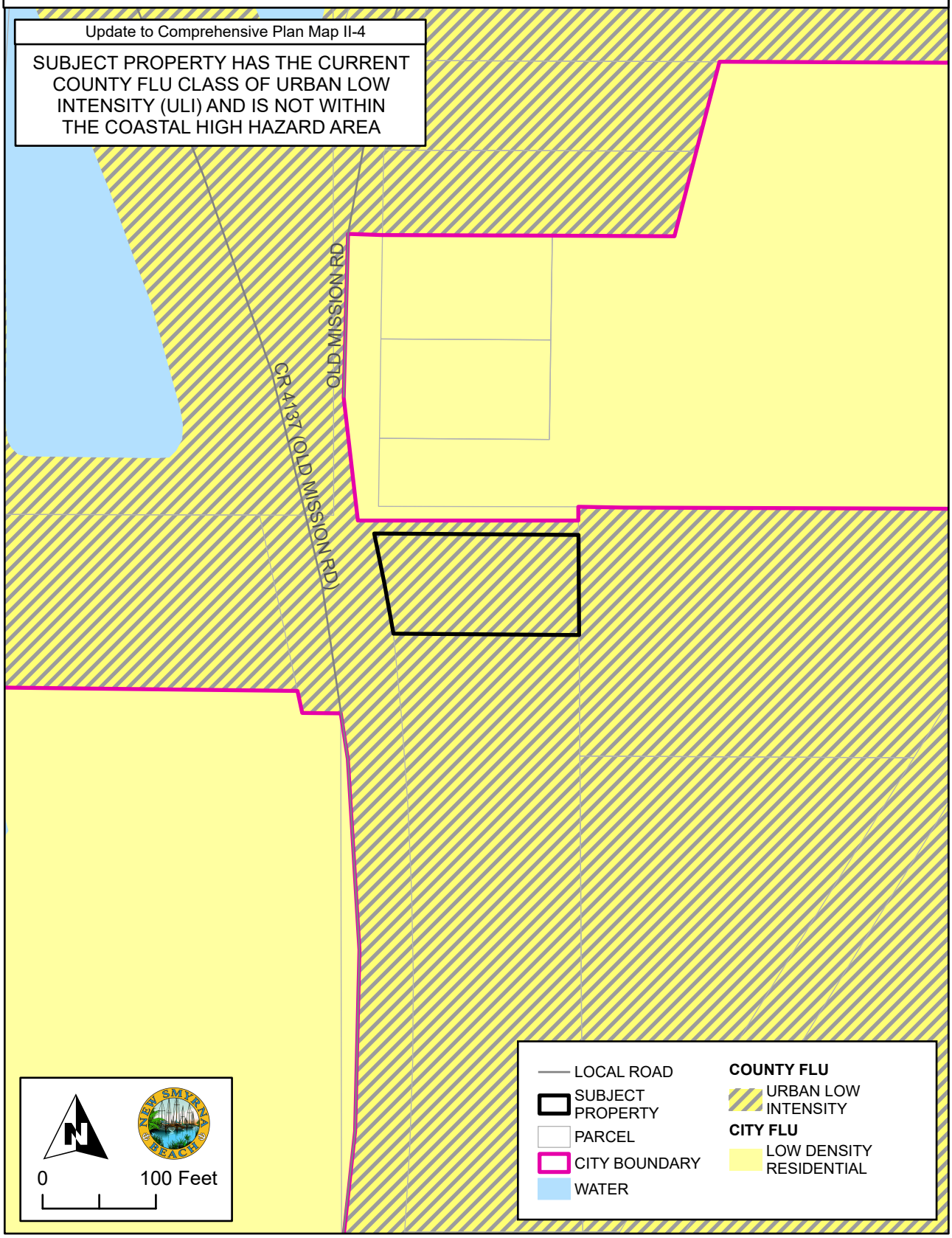


A-1-25: 731 OLD MISSION ROAD
PARCEL: 7419-23-00-0371 AERIAL MAP



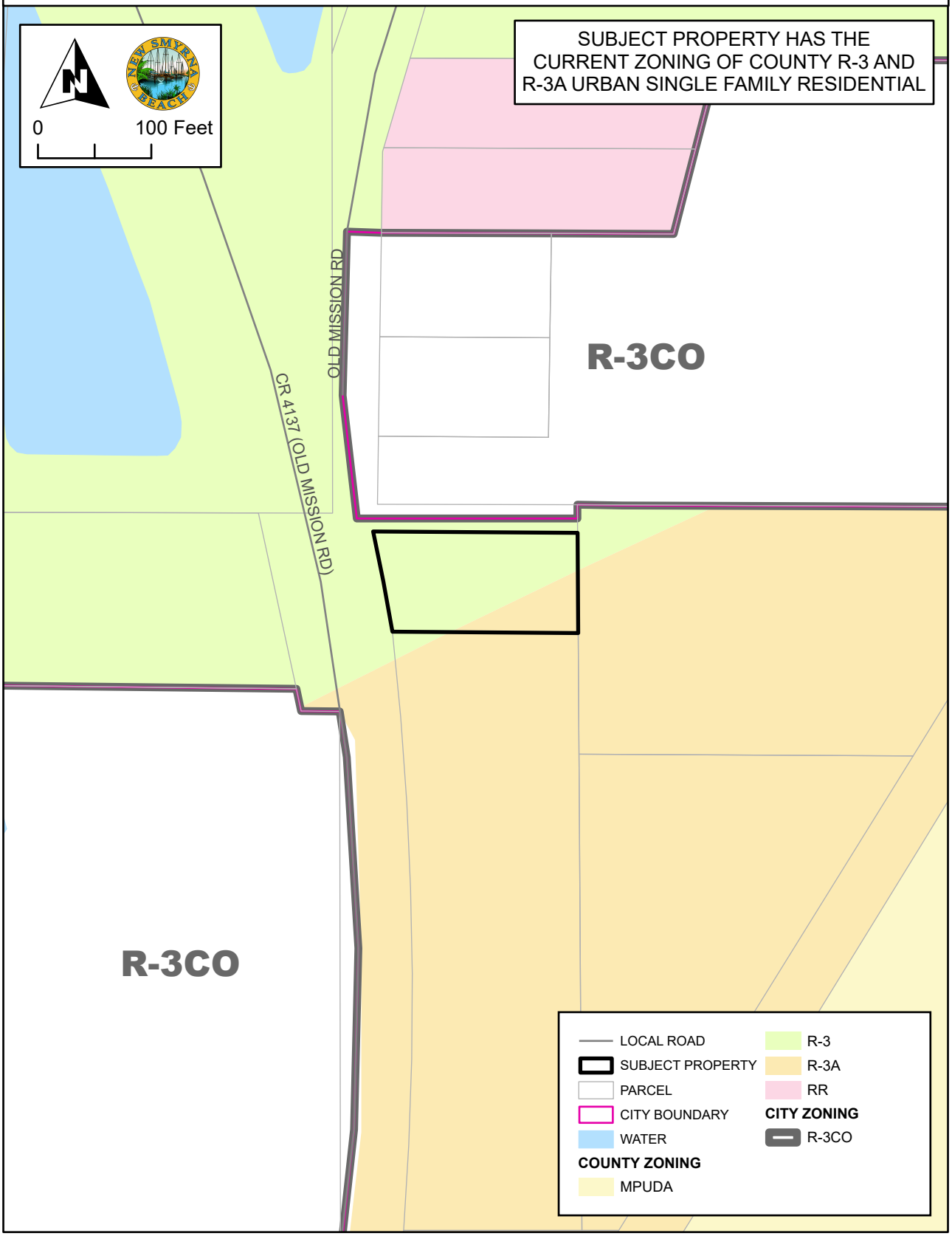
EXISTING FUTURE LAND USE DESIGNATIONS

A-1-25



EXISTING ZONING

A-13-24



Urban Low Intensity (ULI) – Areas for low density residential dwelling units of up to four (4) dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, particularly compatibility with adjacent uses and availability of public facilities. This residential designation is generally characterized by single family type housing, e.g., single family detached and attached, cluster and zero lot line. This designation will allow existing agricultural zoning and uses to continue.

The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses (see Shopping Center definition in Chapter 20) and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty percent Floor Area Ratio (0.50 FAR) and in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should be oriented to serve adjacent neighborhoods, reflect comparable traffic generation, similar traffic patterns, building scale, landscaping and open space and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the BPUD process when adjacent to low density residential in order to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter (¼) mile of another jurisdiction shall require notification to that jurisdiction.

R-3 URBAN SINGLE-FAMILY

RESIDENTIAL CLASSIFICATION

Purpose and intent: The purpose and intent of the R-3 Urban Single-Family Residential Classification, is to provide medium-low-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Permitted principal uses and structure: In the R-3 Urban Single-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Cluster and zero lot line subdivisions (refer to section 72-304).

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(16)).

Fire stations.

Home-based business (refer to section 72-283).

Houses of worship.

Parks and recreational areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Single-family standard or modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Bed and breakfast (refer to subsection 72-293(19)).

Cemeteries (refer to subsection 72-293(4)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection 72-293(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Off-street parking areas (refer to subsection 72-293(14)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(1)).

Recreational areas (refer to subsection 72-293(3)).

Schools, parochial or private (refer to subsection 72-293(4)).

Dimensional requirements:

Minimum lot size:

Area: 10,000 square feet.

Width: 85 feet.

Minimum yard size:

Front yard: 30 feet.

Rear yard: 20 feet.

Side yard: 20 feet combined, minimum of eight feet on any one side.

Waterfront yard: 25 feet.

Maximum building height: 35 feet.

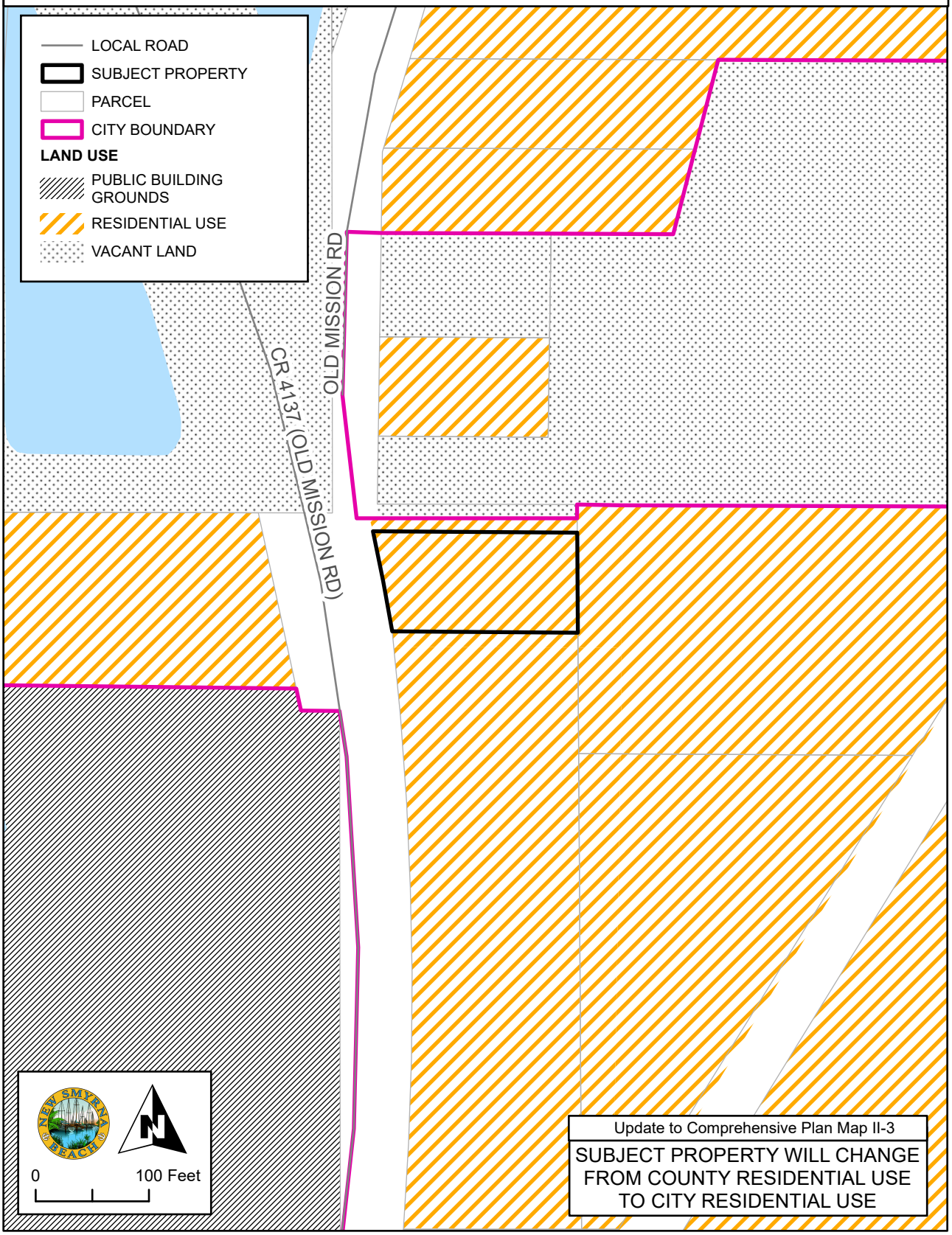
Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 1,000 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

EXISTING LAND USE DESIGNATIONS

A-1-25



FUTURE LAND USE

LOW-DENSITY RESIDENTIAL

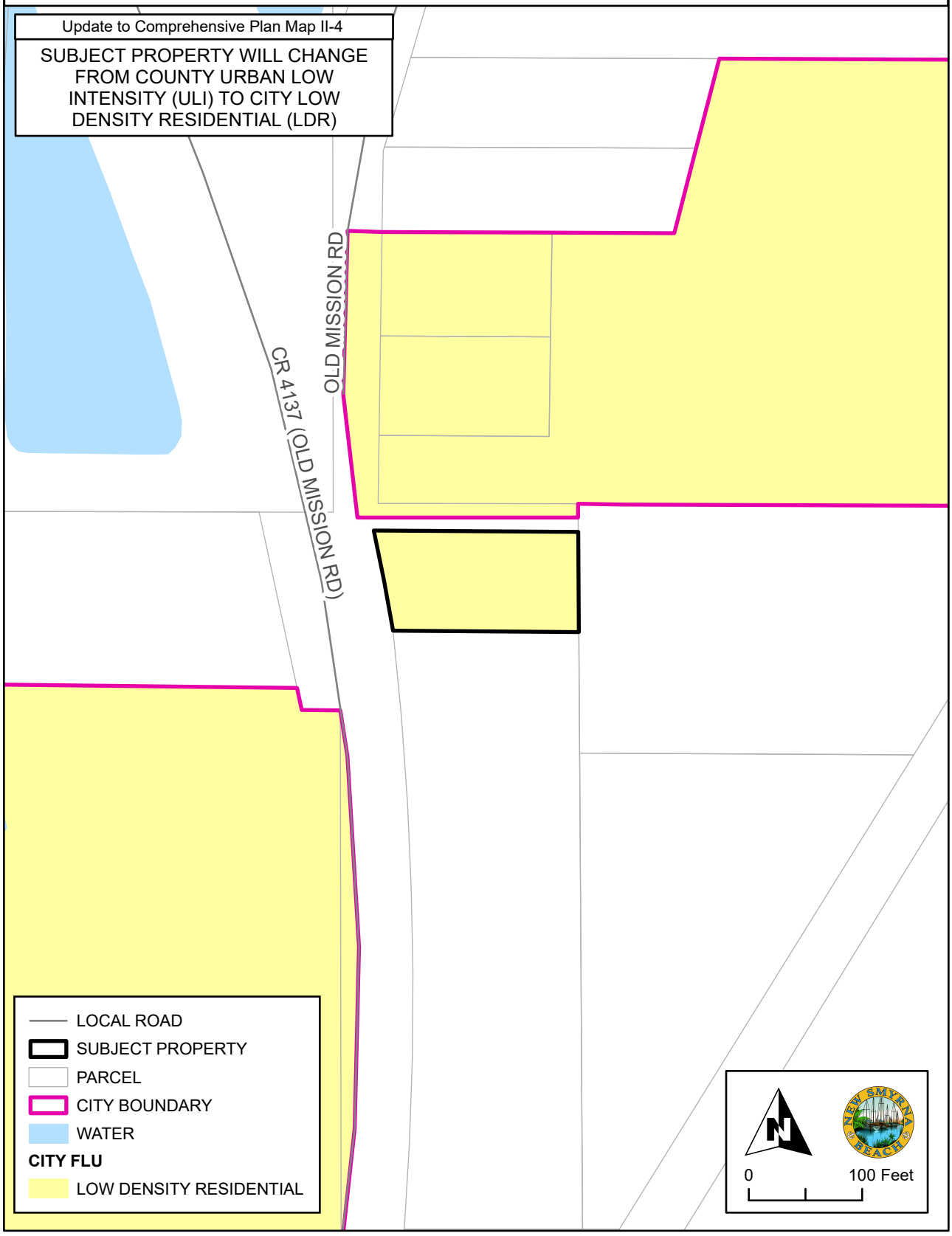
Maximum allowed density: Up to five [5] dwelling units per acre

Non-residential development permitted by special exception shall be at a maximum Floor Area Ratio (FAR) of 0.5.

Intent:
This use is appropriate where a more suburban development pattern exists or is desired and where urban services are to be kept to a minimum.

PROPOSED FUTURE LAND USE DESIGNATIONS

A-1-25



R-3CO, URBAN SINGLE-FAMILY RESIDENTIAL

Purpose and intent. The R-3CO, Urban Single-Family Residential Zoning District is to provide medium-wow-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Permitted principal uses and structure. In the R-3CO, Urban Single Family Residential Zoning District, no premises shall be used except for the following uses and their customary accessory uses or structures:

Cluster and zero lot line subdivisions

Communication towers not exceeding 70 feet in height above ground level

Essential utility services

Exempt excavations

Exempt landfills

Fire stations

Home occupations

Parks and recreational areas accessory to residential developments

Public schools

Publicly owned parks and recreational areas

Publicly owned or regulated water supply wells

Single-family standard or manufactured modular dwelling

Permitted special exceptions.

Cemeteries

Communication towers exceeding 70 feet in height above ground level

Day care centers

Excavations only for stormwater retention ponds for which a permit is required by this article.

Garage apartments

Horses, accessory to a single-family residence, provided the lot is a minimum of 2.5 acres

Houses of worship

Off-street parking areas

Public uses not listed as a permitted principal use

Public utility uses and structures

Recreational areas

Schools, parochial or private

Dimensional requirements:

Minimum lot size:

Area: 10,000 square feet

Width: 85 feet

Minimum yard size:

Front yard: 30 feet

Rear yard: 20 feet

Side yard: 20 feet combined, minimum of 8 feet on any one side

Waterfront yard: 25 feet

Corner lots:

(1) Parcels which front on two streets shall provide a 30 foot front yard on the street frontage with driveway access and a 15 foot front yard on the other street or as required per Section 504.01(N) of this LDR.

(2) Parcels fronting on three streets shall provide a 30 foot front yard on the street frontage with driveway access and a 15 foot front yard on the remaining streets, or as required per Section 504.01(N) of this LDR.

Maximum building height: Three (3) stories. 35 feet.

Maximum building coverage: The total lot area covered with principal and accessory buildings shall not exceed 40 percent.

Screen enclosures: As an exception to the maximum building coverage provision any parcel may be allowed an additional ten percent (10%) building coverage for only a screen pool enclosure if the following conditions are met:

(1) A screen pool enclosure shall only cover the swimming pool and surrounding pool deck and shall have a roof and walls consisting entirely of screening; and

(2) There shall be no variances granted to exceed the maximum building coverage or additional coverage allowed for screen enclosures.

Maximum impervious lot coverage: The total area of the lot that may be covered with impervious material is 60 percent.

Through lots: Through lots shall provide a 30 foot front yard on each street, or as required per Section 504.01(N) of this LDR.

Minimum floor area: 1,000 square feet.

Atypical lots: Visibility triangles shall be established at the rear corners of an atypical lot. The visibility triangles shall be those areas formed by a line connecting the points 30 feet from the intersection of the side and rear lot line, along the side lot line, and 30 feet from the

intersection of the side and rear lot line; no principal or accessory structure having a height over 4 feet, except for incidental uses, shall protrude into the area of a visibility triangle.

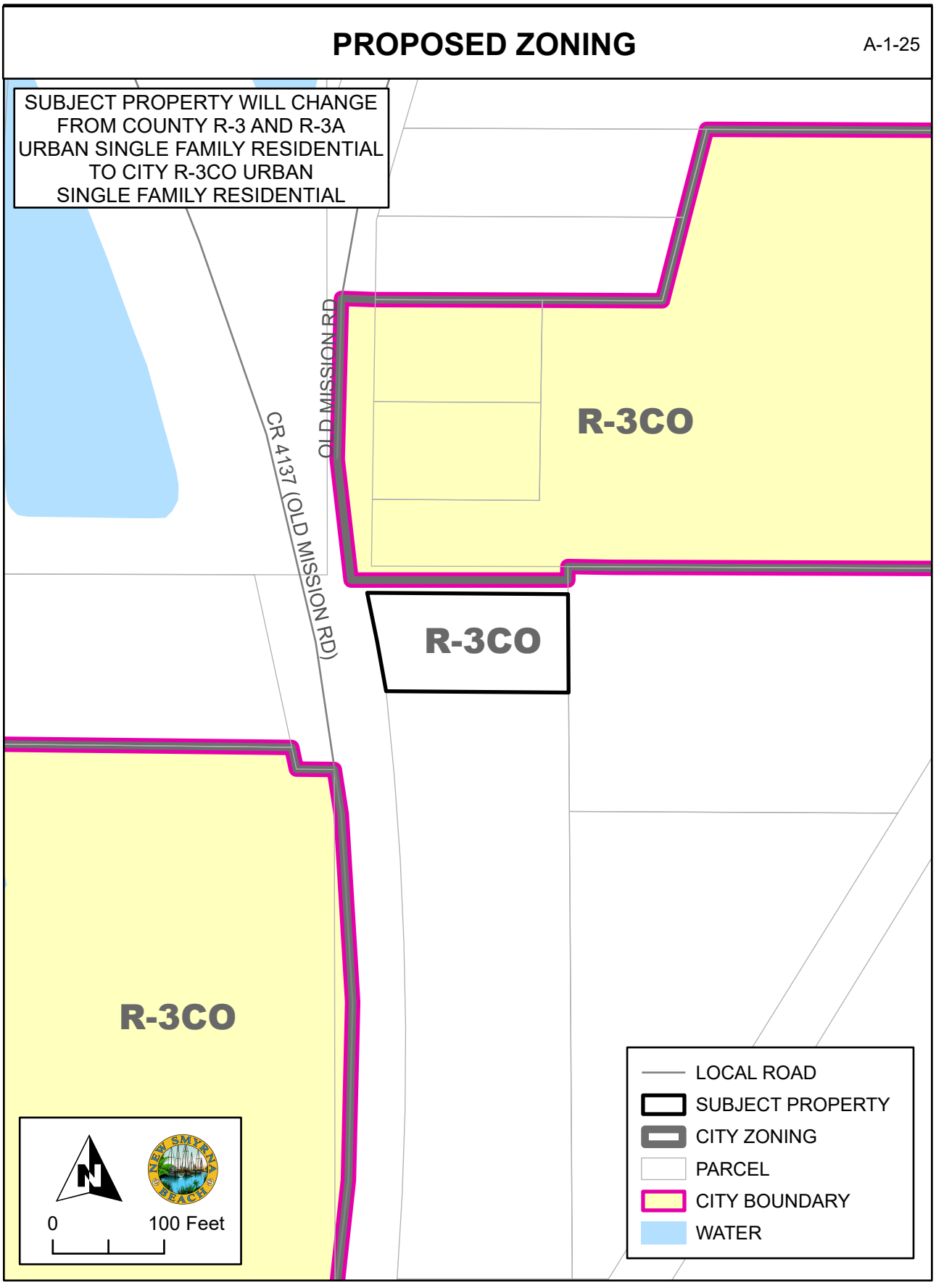
Building projections: There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than 5 feet to a property line; and those structures allowed in Section 804.03 of this LDR.

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

Off-street parking and loading requirements: Off-street parking shall be provided as required in this LDR.

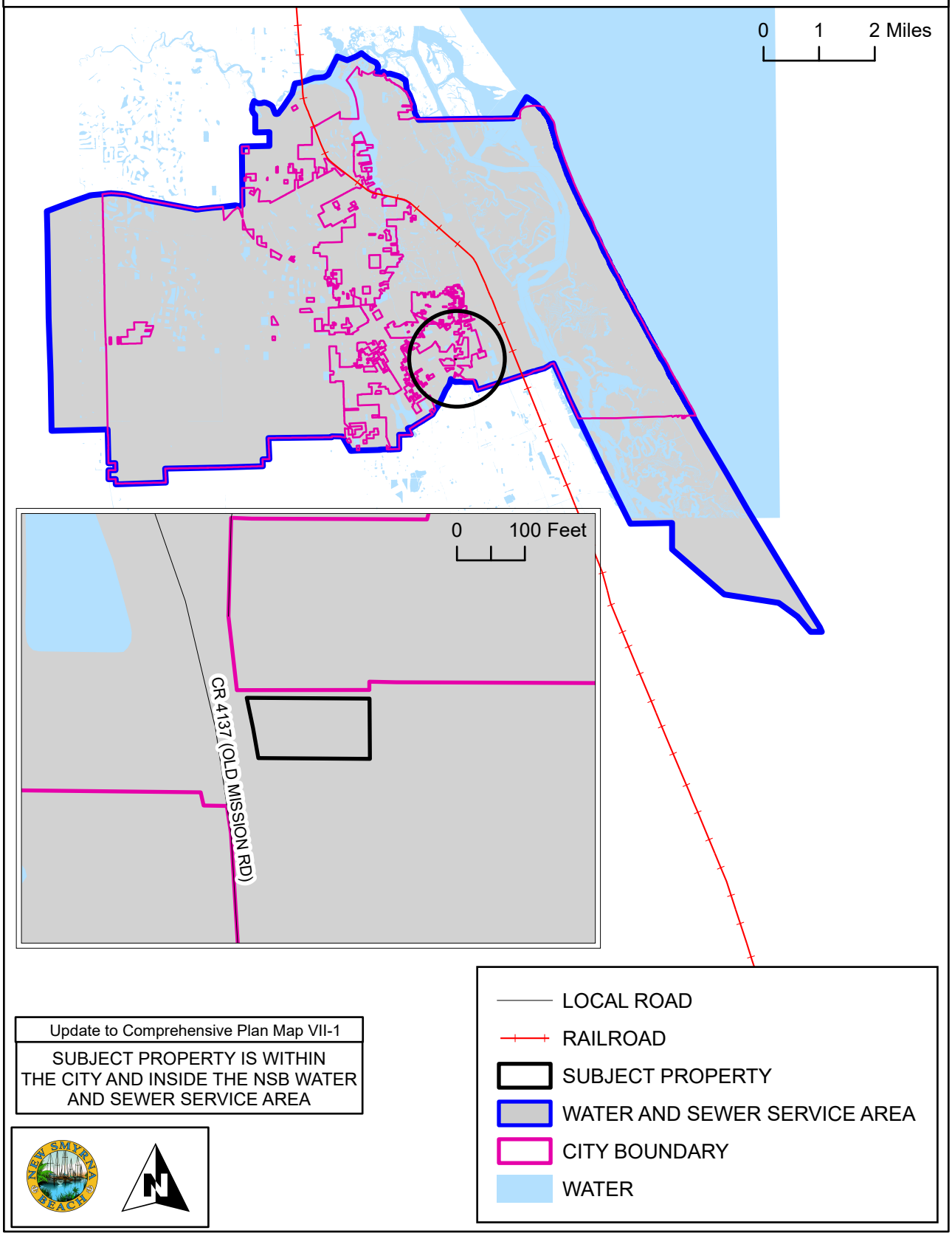
PROPOSED ZONING

A-1-25



WATER AND SEWER SERVICE AREA

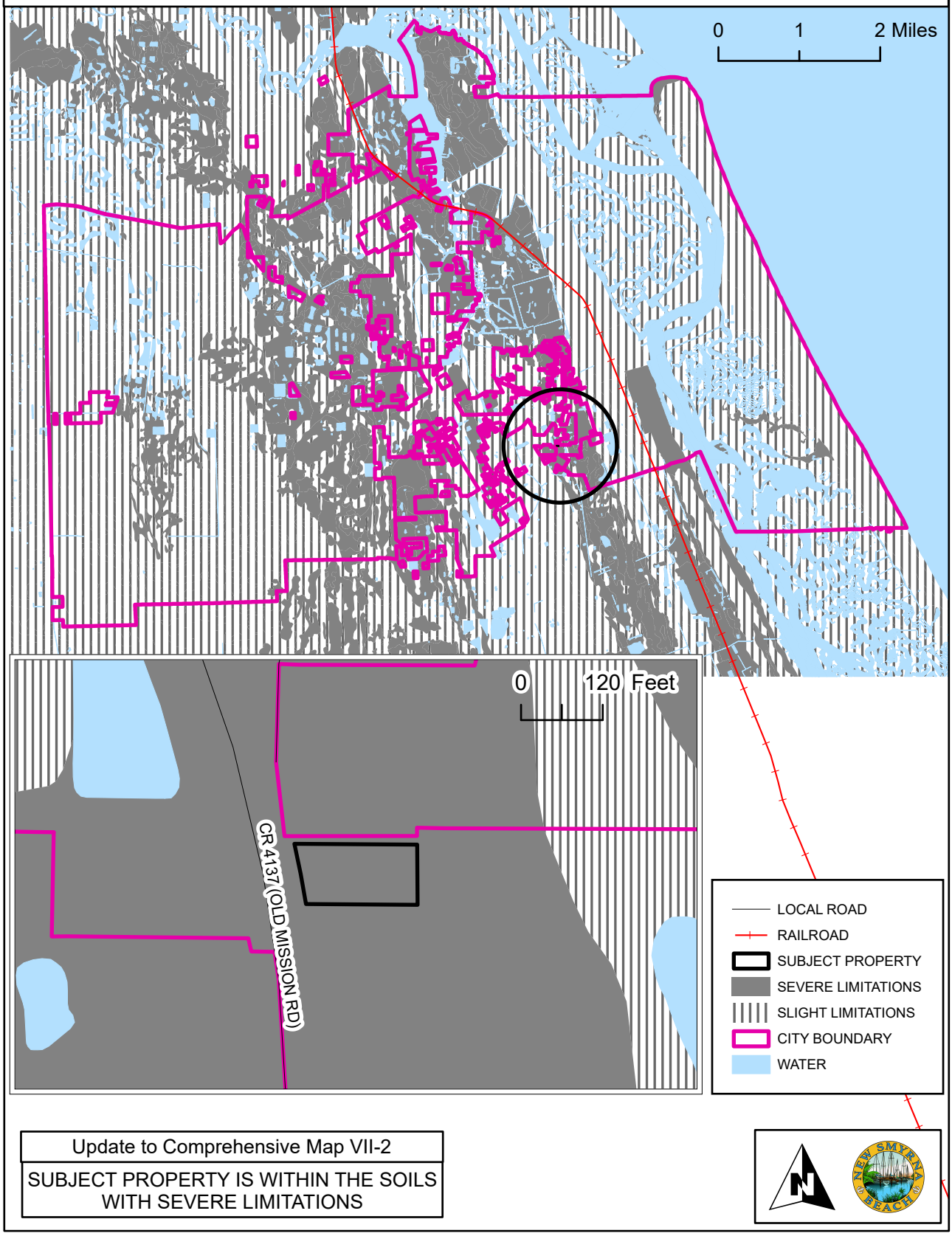
A-1-25



Update to Comprehensive Plan Map VII-1
SUBJECT PROPERTY IS WITHIN THE CITY AND INSIDE THE NSB WATER AND SEWER SERVICE AREA

SOIL LIMITATION FOR SEPTIC SYSTEMS

A-1-25

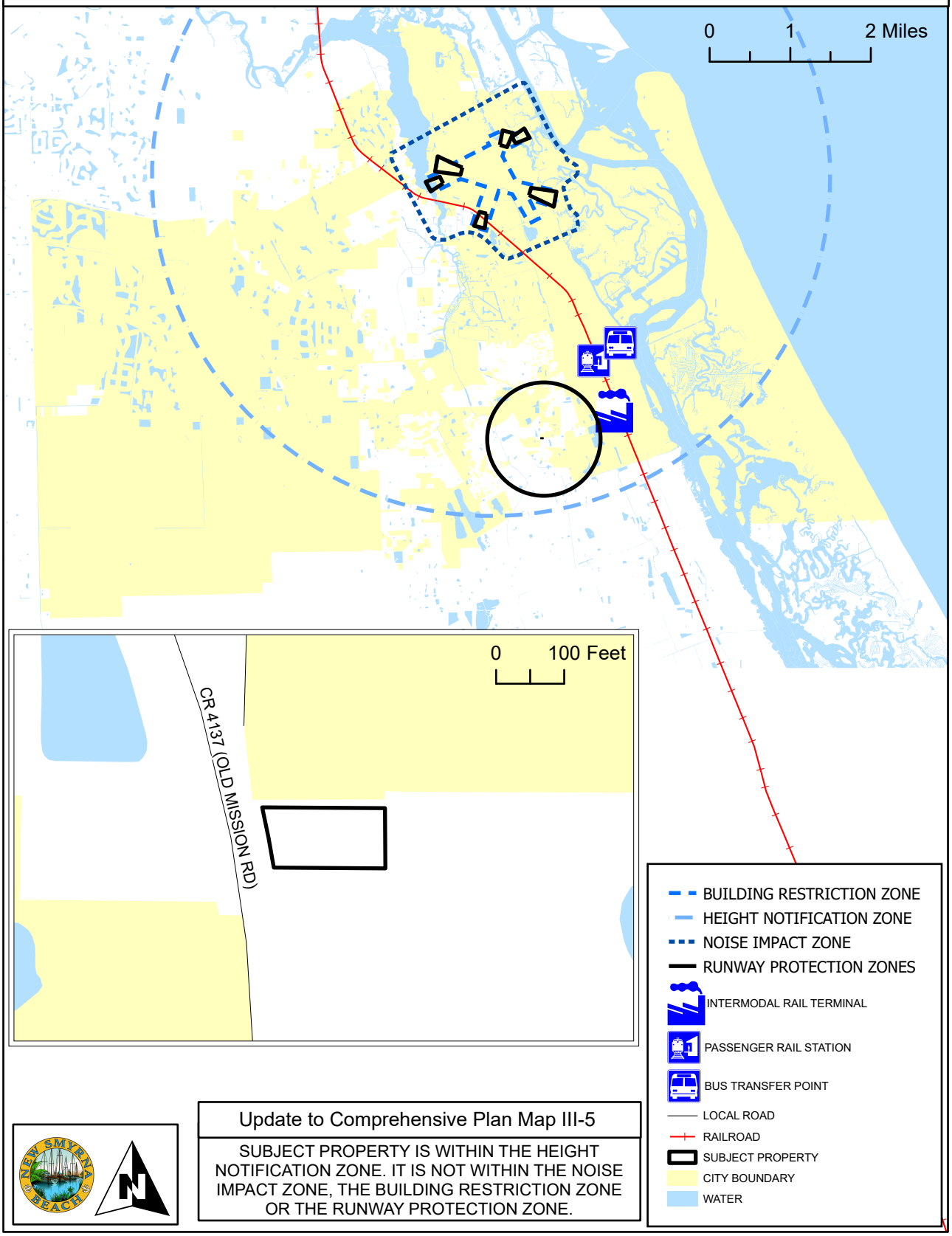


Update to Comprehensive Map VII-2

SUBJECT PROPERTY IS WITHIN THE SOILS WITH SEVERE LIMITATIONS

AIRPORT RUNWAY PROTECTION ZONES

A-1-25

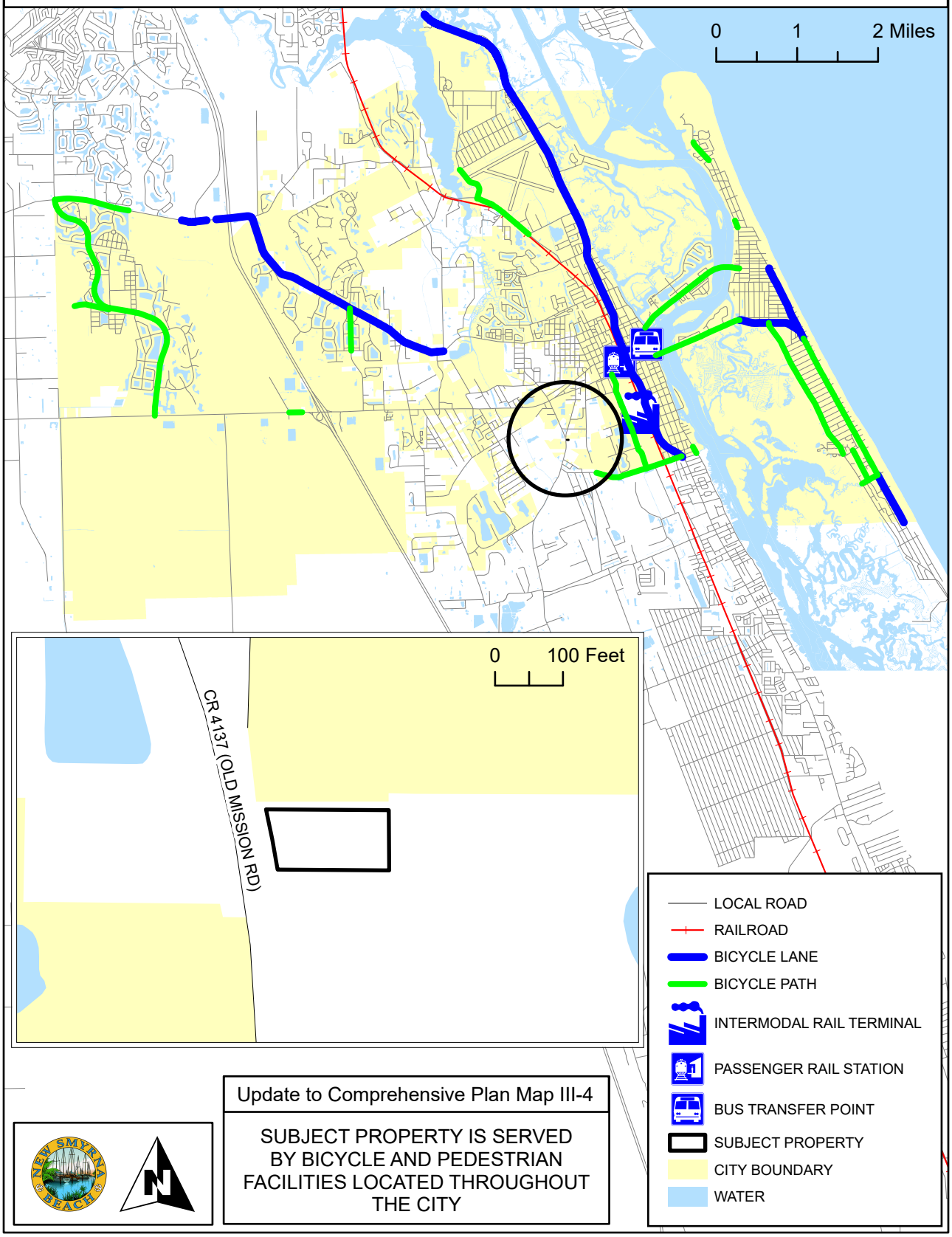


Update to Comprehensive Plan Map III-5

SUBJECT PROPERTY IS WITHIN THE HEIGHT NOTIFICATION ZONE. IT IS NOT WITHIN THE NOISE IMPACT ZONE, THE BUILDING RESTRICTION ZONE OR THE RUNWAY PROTECTION ZONE.

BICYCLE AND PEDESTRIAN FACILITIES

A-1-25

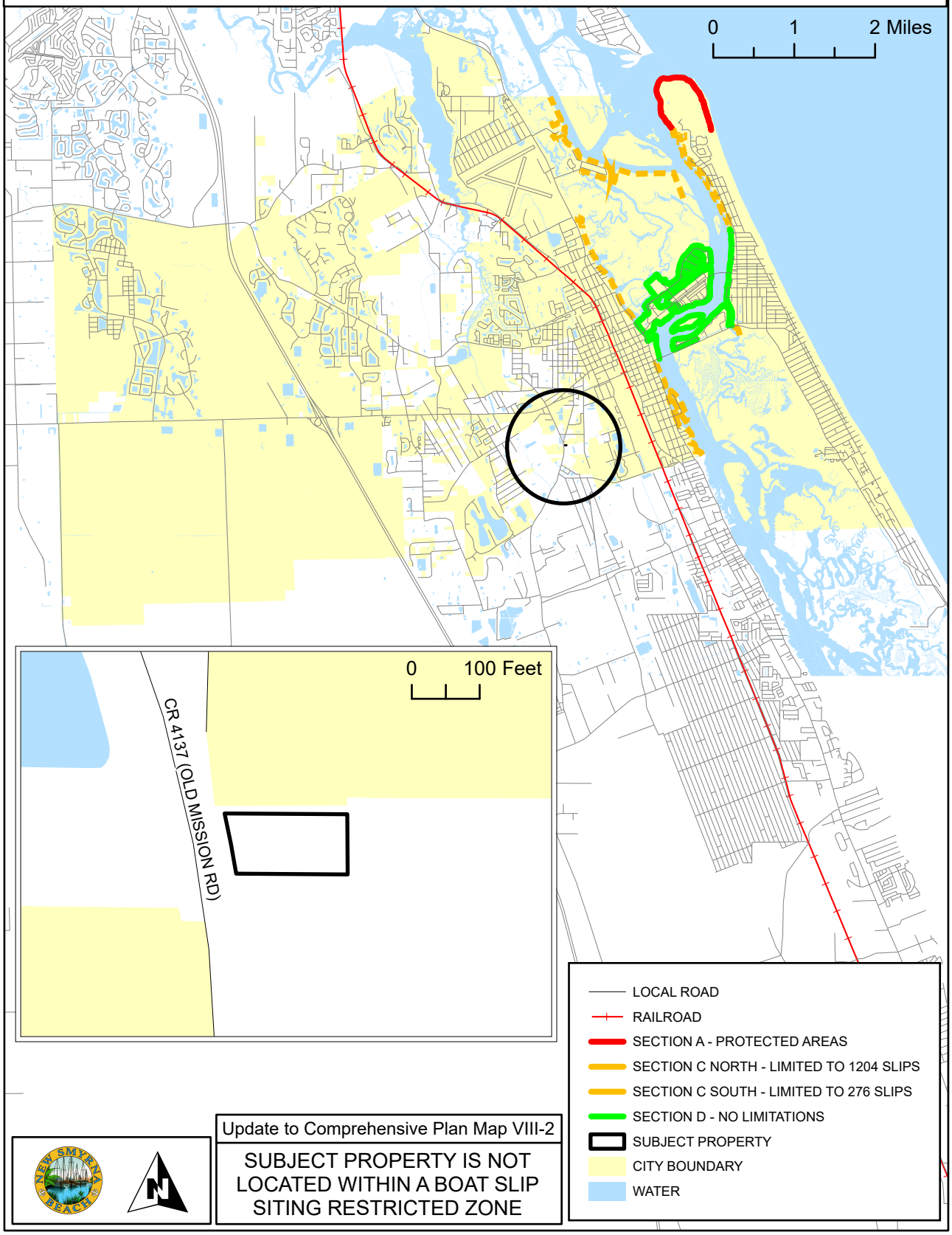


Update to Comprehensive Plan Map III-4

SUBJECT PROPERTY IS SERVED BY BICYCLE AND PEDESTRIAN FACILITIES LOCATED THROUGHOUT THE CITY

BOAT SLIP SITING

A-1-25

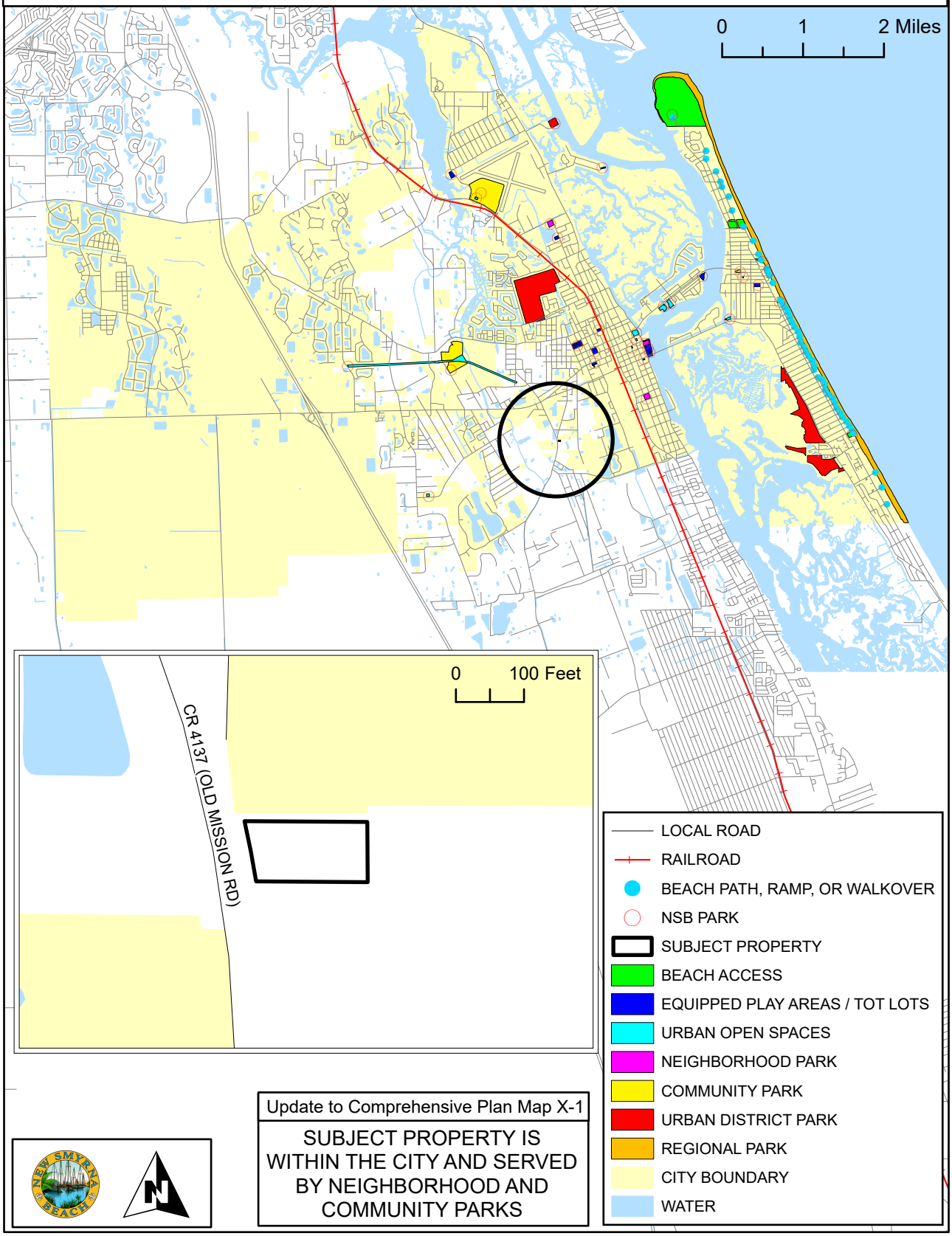


Update to Comprehensive Plan Map VIII-2

SUBJECT PROPERTY IS NOT LOCATED WITHIN A BOAT SLIP SITING RESTRICTED ZONE

CITY PARKS

A-1-25

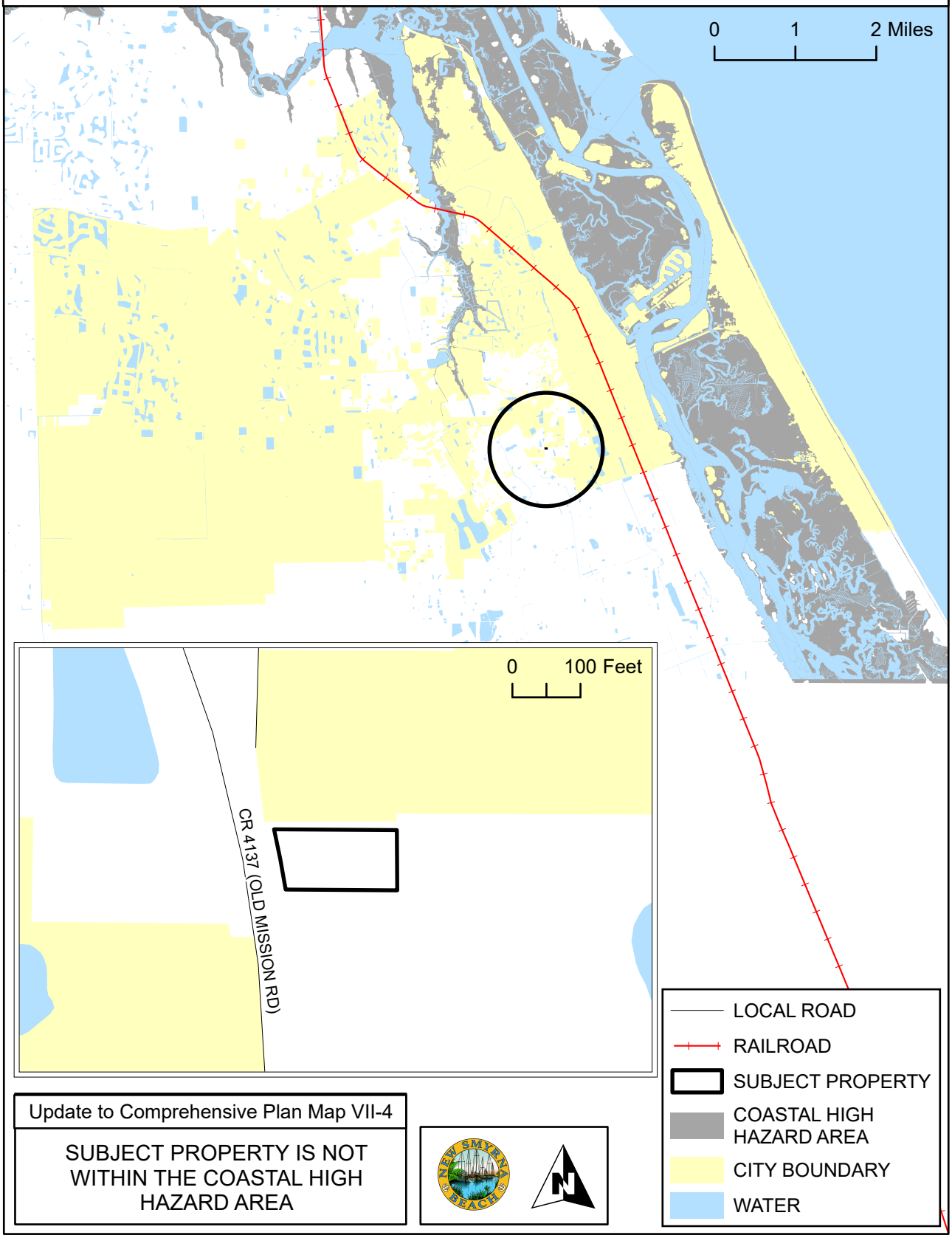


Update to Comprehensive Plan Map X-1

SUBJECT PROPERTY IS WITHIN THE CITY AND SERVED BY NEIGHBORHOOD AND COMMUNITY PARKS

COASTAL HIGH HAZARD AREAS

A-1-25

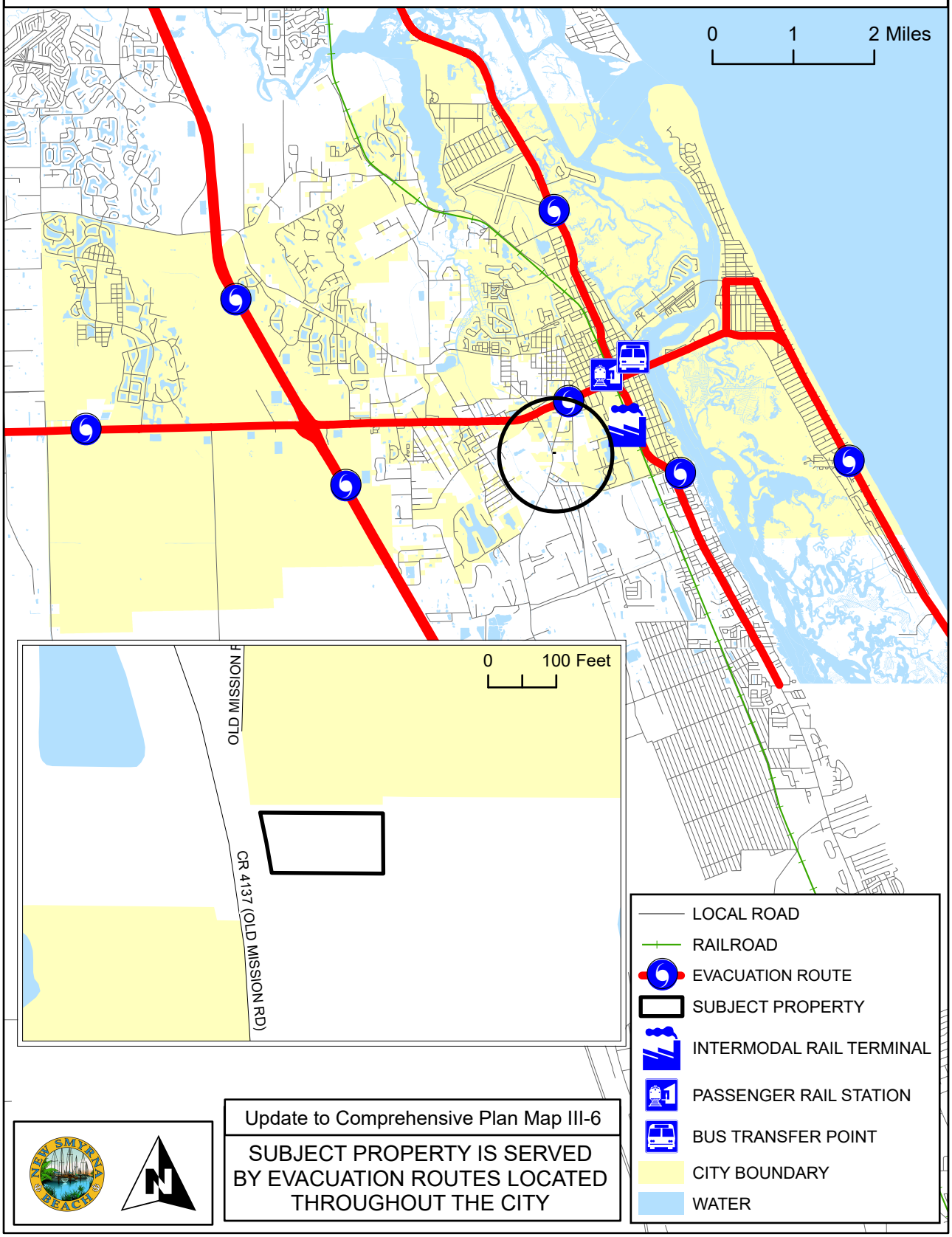


Update to Comprehensive Plan Map VII-4

SUBJECT PROPERTY IS NOT WITHIN THE COASTAL HIGH HAZARD AREA

EVACUATION ROUTES

A-1-25

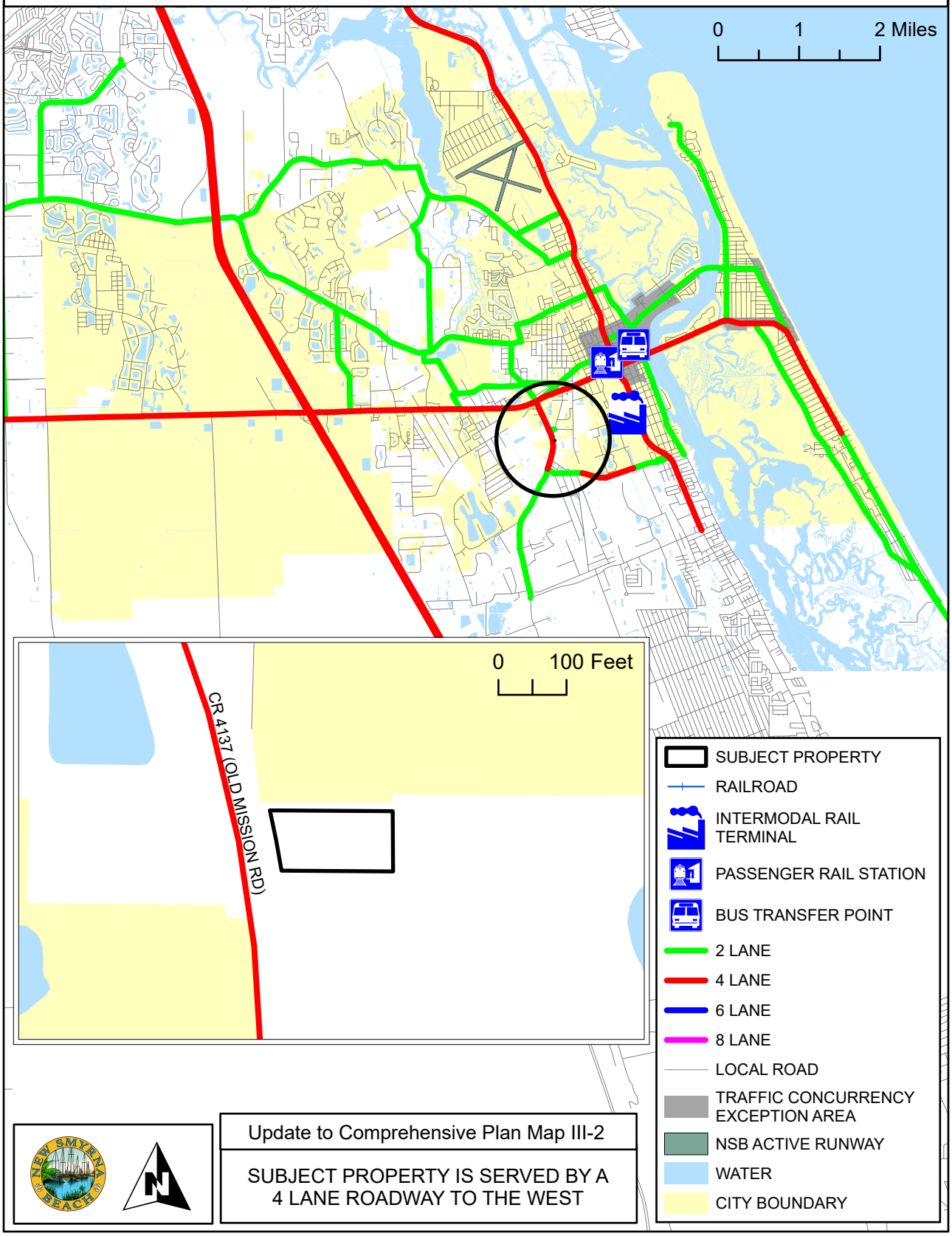


Update to Comprehensive Plan Map III-6

SUBJECT PROPERTY IS SERVED BY EVACUATION ROUTES LOCATED THROUGHOUT THE CITY

EXISTING TRAFFIC LANES - 2009

A-1-25

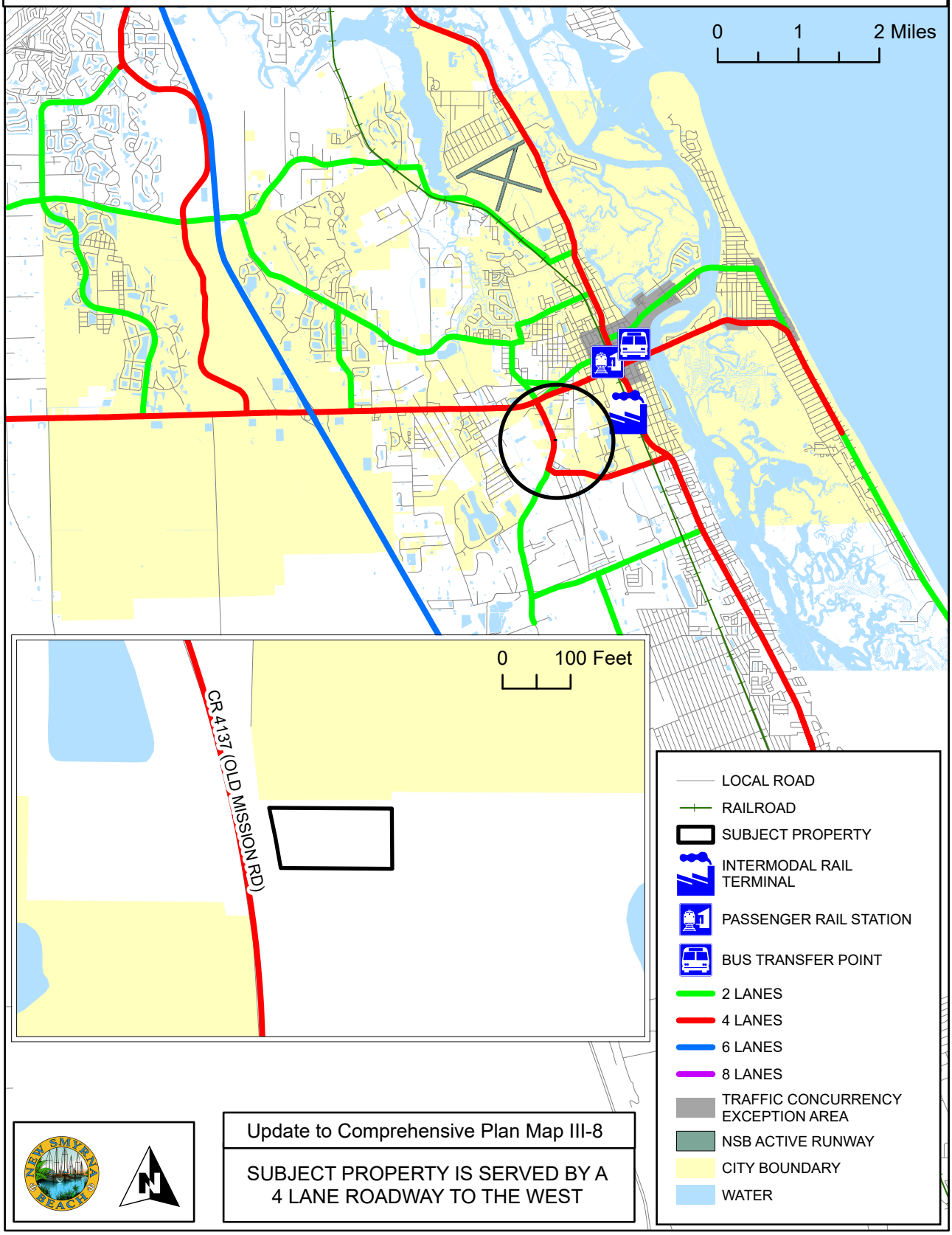


Update to Comprehensive Plan Map III-2

SUBJECT PROPERTY IS SERVED BY A 4 LANE ROADWAY TO THE WEST

NUMBER OF TRAFFIC LANES - 2025

A-1-25

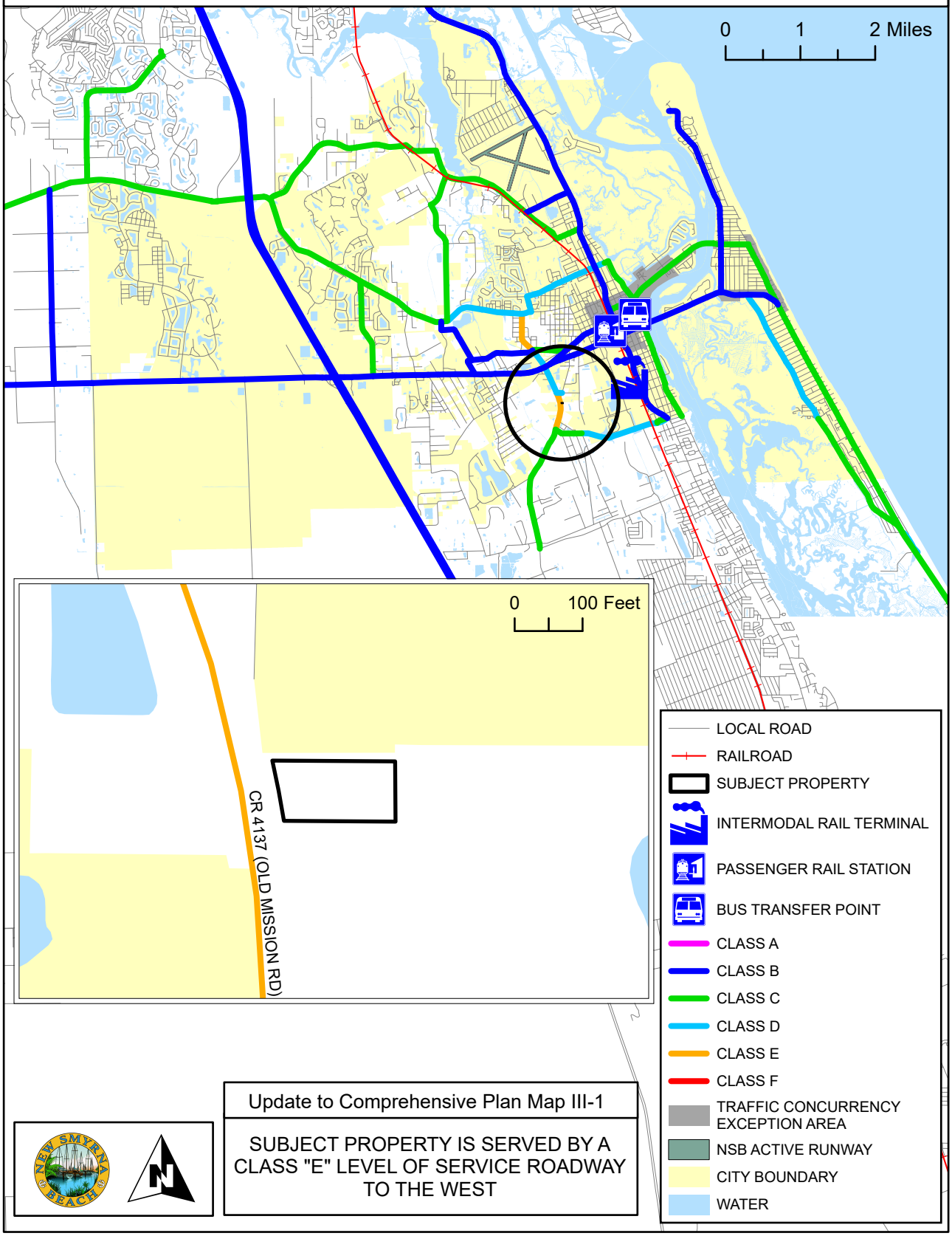


Update to Comprehensive Plan Map III-8

SUBJECT PROPERTY IS SERVED BY A 4 LANE ROADWAY TO THE WEST

EXISTING LEVEL OF SERVICE - 2009

A-1-25

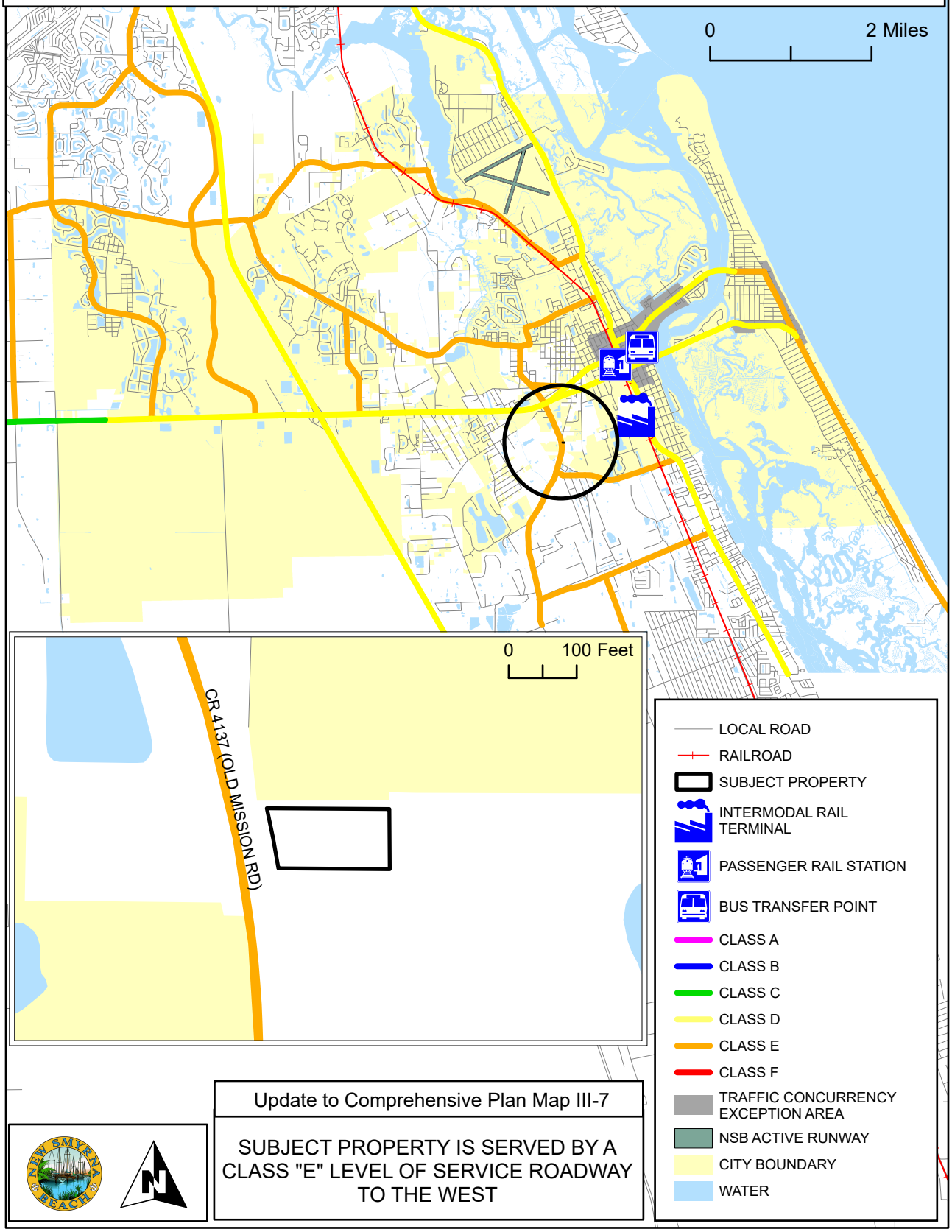


Update to Comprehensive Plan Map III-1

SUBJECT PROPERTY IS SERVED BY A CLASS "E" LEVEL OF SERVICE ROADWAY TO THE WEST

LEVEL OF SERVICE - 2025

A-1-25

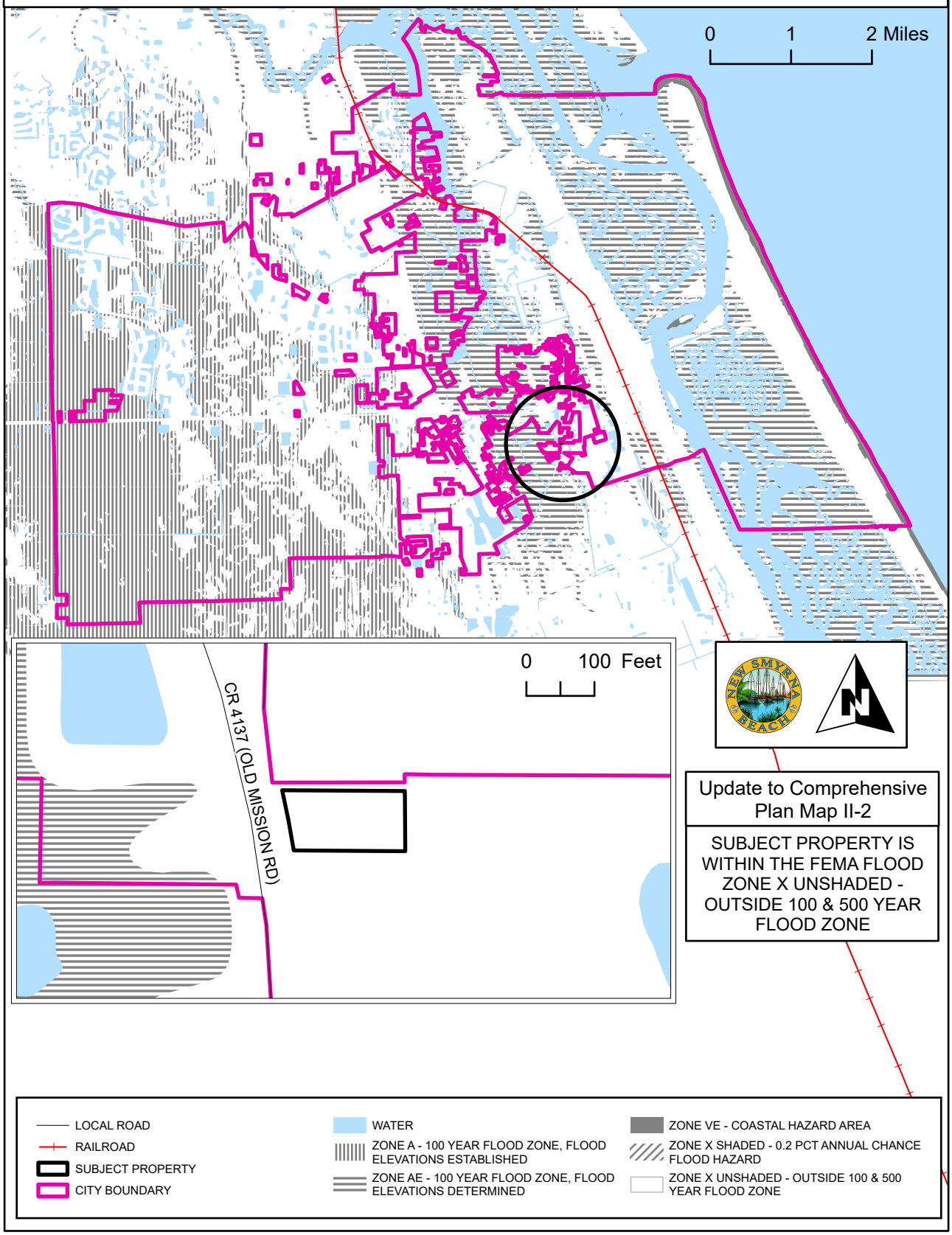


Update to Comprehensive Plan Map III-7

SUBJECT PROPERTY IS SERVED BY A CLASS "E" LEVEL OF SERVICE ROADWAY TO THE WEST

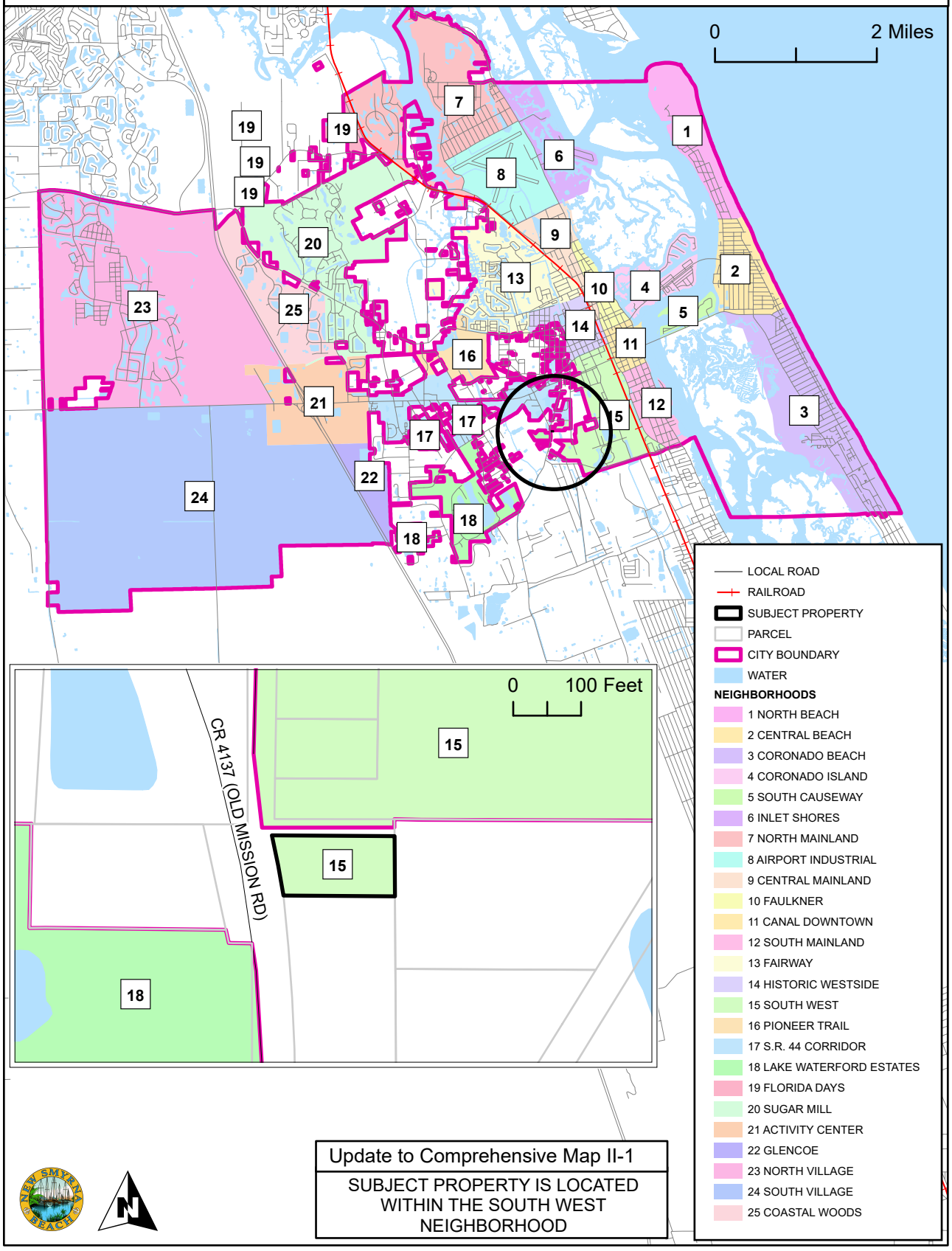
FLOOD PRONE AREAS

A-1-25



NEIGHBORHOODS

A-1-25

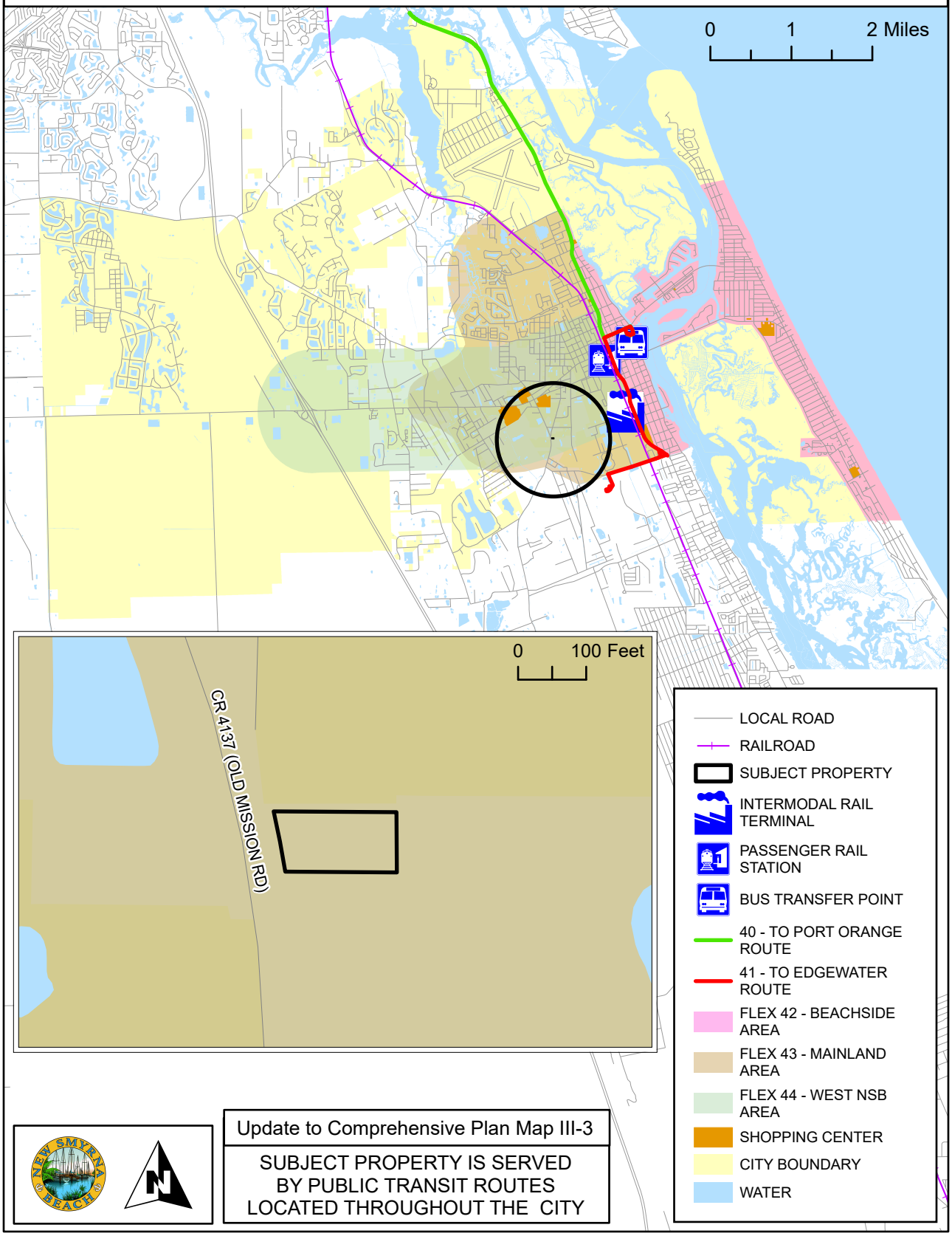


Update to Comprehensive Map II-1

SUBJECT PROPERTY IS LOCATED WITHIN THE SOUTH WEST NEIGHBORHOOD

PUBLIC TRANSIT ROUTES

A-1-25

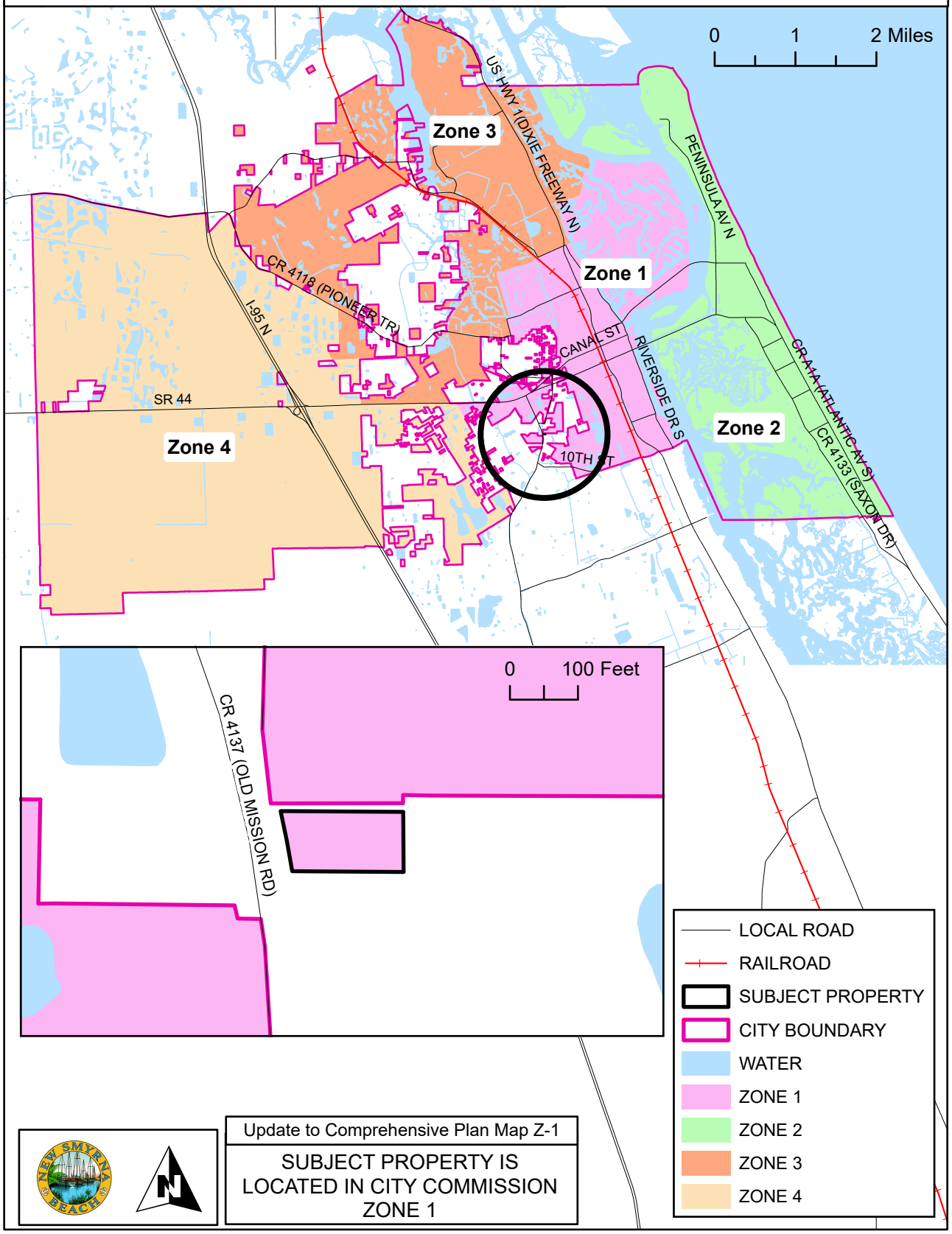


Update to Comprehensive Plan Map III-3

SUBJECT PROPERTY IS SERVED BY PUBLIC TRANSIT ROUTES LOCATED THROUGHOUT THE CITY

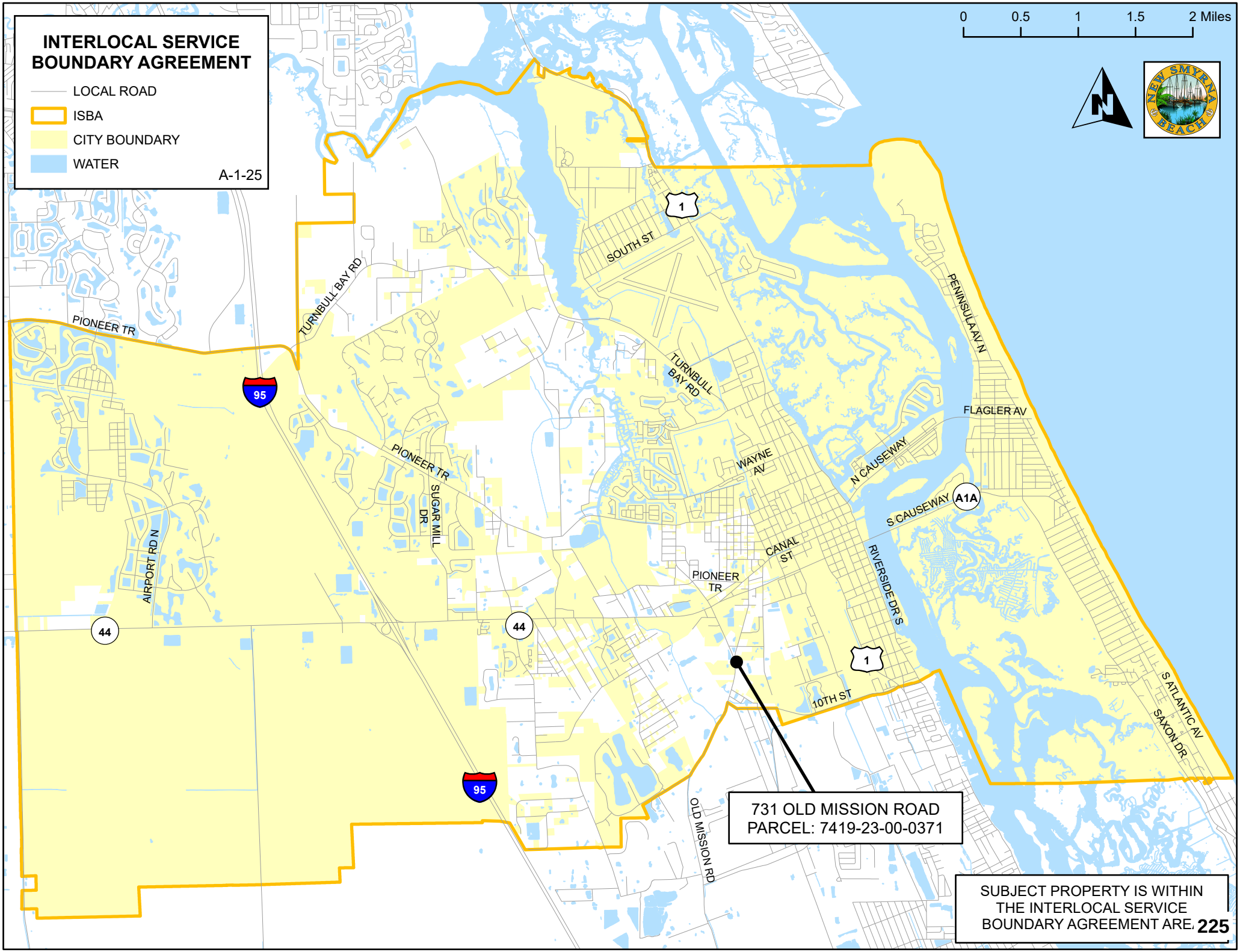
COMMISSION ZONES

A-1-25



Update to Comprehensive Plan Map Z-1

SUBJECT PROPERTY IS LOCATED IN CITY COMMISSION ZONE 1


INTERLOCAL SERVICE BOUNDARY AGREEMENT
LOCAL ROAD
ISBA
CITY BOUNDARY
WATER
A-1-25
0
0.5
1
1.5
2 Miles
NEW SMYRNA BEACH
PIONEER TR
TURNBULL BAY RD
SOUTH ST
PENINSULA AV N
FLAGLER AV
N CAUSEWAY
WAYNE AV
S CAUSEWAY
A1A
SUGAR MILL DR
AIRPORT RD N
CANAL ST
RIVERSIDE DR S
10TH ST
S ATLANTIC AV
SAXON DR
OLD MISSION RD
95
44
1
731 OLD MISSION ROAD
PARCEL: 7419-23-00-0371
SUBJECT PROPERTY IS WITHIN THE INTERLOCAL SERVICE BOUNDARY AGREEMENT ARE.
225

LEGAL DESCRIPTION

Address:
731 Old Mission Road, New Smyrna Beach, Florida 32168

Parcel Number
7419-23-00-0371

AltKey Number:
3813324

Metes and Bounds by Thomas W. Dever.

A portion of the Westerly 210 feet of Lot 37, MODEL LAND COMPANY'S SUBDIVISION, as per map in Map Book 4, page 9, Public Records of Volusia County, Florida, EXCEPTING the Northerly 25 feet thereof, and being more particularly described as follows:
Commencing at the Northeast corner of the Westerly 210 feet of said Lot 37, run S 16° 26' 46" E along the East line of said Westerly 210 feet, a distance of 25.00 feet to the Point of Beginning. From the Point of Beginning continue S 16°26'46" E along the East line of said Westerly 210 feet a distance of 88.32 feet; thence departing said line S 70°13' 48" W a distance of 163.94 feet to a point on the Easterly right-of-way line of Mission Road as established per Official Records Book 4002, page 2718 of the Public Records of said Volusia County, Florida; said point lying on a non-tangent curve to the left having a radius of 1959.86 feet, a central angle of 02°57'59" and a chord bearing of N 25°52' 18" W; thence Northwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 101.47 feet to the intersection of said right-of-way line and the South line of the Northerly 25.00 feet of said Lot 37; thence departing said right-of-way line and along said South line of the Northerly 25.00 feet of said Lot 37, N 47°16'28" E a distance of 180.30 feet to the Point of Beginning. EXCEPTING the right of way of the Florida East Coast Railway.

3/18/2024 10:44:14 AM Instrument #2024052175 #1 Book:8530 Page:4481
Doc Stamps $0.70 Transfer Amt $10.00

Prepared by and please return to:
Name: Thomas W Dever
Address: 765 Old Mission Rd
NEW SMYRNA BEACH FL 32168

Property Appraiser's Parcel
ID No. 7419-23-00-0371

QUITCLAIM DEED

[Non-Homestead Property]

THIS INDENTURE, made this 3rd day of March, 2024, between:

Grantors: Thomas W Dever and Brenda L Dever, husband and wife, each as to an undivided 50% interest, whose address is 765 Old Mission Rd., New Smyrna Beach FL 32168, in the County of VOLUSIA, State of FLORIDA.

AND

Grantee: Travous Dever, Trustee of the Travous Dever Revocable Trust, dated February 9, 2023, whose address is; 731 Old Mission Rd., St New Smyrna Beach FL 32168, in the County of VOLUSIA, State of FLORIDA.

WITNESSETH, that Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($1.00), and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee, and Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land, situate, lying and being in the unincorporated area in the County of VOLUSIA, Florida, to-wit:

A portion of the Westerly 210 feet of Lot 37, MODEL LAND COMPANY'S SUBDIVISION, as per map in Map Book 4, page 9, Public Records of Volusia County, Florida, EXCEPTING the Northerly 25 feet thereof, and being more particularly described as follows: Commencing at the Northeast corner of the Westerly 210 feet of said Lot 37, run S 16° 26' 46" E along the East line of said Westerly 210 feet, a distance of 25.00 feet to the Point of Beginning. From the Point of Beginning continue S 16°26'46" E along the East line of said Westerly 210 feet a distance of 88.32 feet; thence departing said line S 70°13' 48" W a distance of 163.94 feet to a point on the Easterly right-of-way line of Mission Road as established per Official Records Book 4002, page 2718 of the Public Records of said Volusia County, Florida; said point lying on a non-tangent curve to the left having a radius of 1959.86 feet, a central angle of 02°57'59" and a chord bearing of N 25°52'18" W; thence Northwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 101.47 feet to the intersection of said right-of-way line and the South line of the Northerly 25.00 feet of said Lot 37; thence departing said right-of-way line and along said South line of the Northerly 25.00 feet of said Lot 37, N 47°16'28" E a distance of 180.30 feet to the Point of Beginning. EXCEPTING the right of way of the Florida East Coast Railway.

PARCEL IDENTIFICATION NO.: 7419-23-00-0371
AKA 731 Old Mission Rd. New Smyrna Beach FL 32168

SAID LAND BEING CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR ISSUANCE OF TITLE INSURANCE.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as equity of the Grantor, of, in and to the same, and every part and parcel thereof, with appurtenances.

TO HAVE AND TO HOLD, the property in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Trust Agreement and Declaration of Trust. simple forever.

FULL POWER AND AUTHORITY is granted by the Grantor of this Deed to the Grantee, as Trustees or their successors to deal in or with said property or any interest herein or any part thereof, protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

SUBJECT TO: (A) Taxes and assessments for the current and subsequent years; (B) All covenants, restrictions, easements and limitations of records, if any, however this reference does not operate to re-impose same; (C) Zoning ordinances that may affect subject property.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Printed Name

3314 S Atlantic NSB FL 32169

Address

Second Witness Signature

Patricia A. Howe

Printed Name

3314 S. Atlantic NSB FL 32169

Address

Signature of First Grantor

Thomas W. Dever

Type or Print Name

Signature of Second Grantor

Brenda L. Dever

Type or Print Name

STATE OF: FLORIDA)

COUNTY OF: VOLUSIA)

The foregoing instrument was acknowledged before me, by physical presence this 3rd day of March, 2024, by Thomas W Dever and Brenda Dever, Husband and Wife each as to their undivided 50% interest.

(seal) PATRICIA A. HOWE MY COMMISSION # HH 350814 EXPIRES: March 29, 2027

Notary Public

Patricia A. Howe

(Print, type, or stamp commissioned name of Notary Public)

My commission expires: _____

Personally Known X

OR Produced Identification _____

Type of Identification Produced: _____

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

FEBRUARY 2025 DEVELOPMENT ACTIVITY REPORT

February 3, 2025

Background:
February 2025 Development Activity Report

Fiscal Analysis:
N/A

Strategic Plan Item:
No

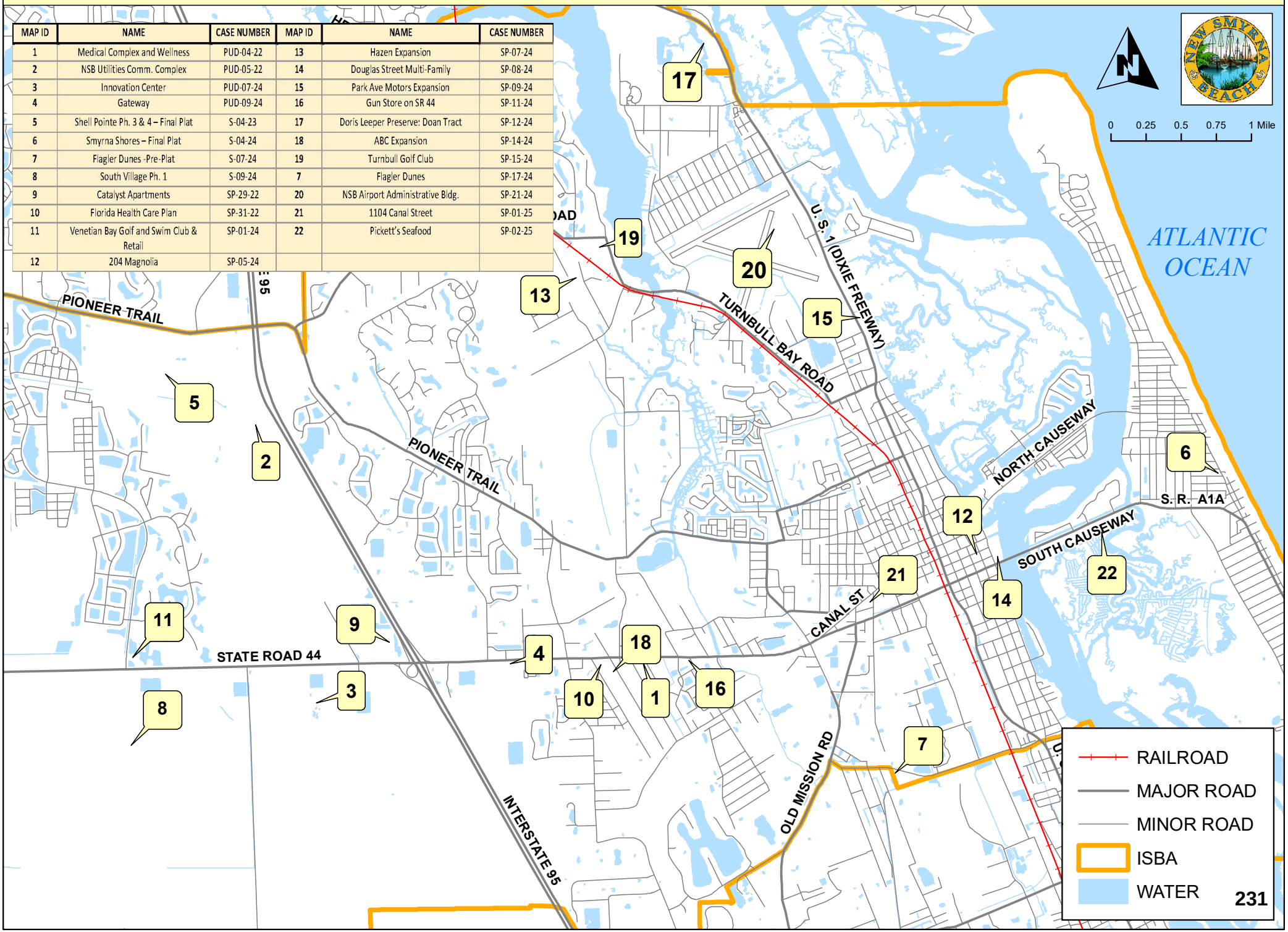
Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

Attachments:

FULL - Feb 2025 Development Activity Report - Under Review.pdf
FULL - FEB. 2025 - Approved or Under Construction DAR 1.pdf

FEBRUARY 2025 DEVELOPMENT ACTIVITY REPORT MAP

MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	Medical Complex and Wellness	PUD-04-22	13	Hazen Expansion	SP-07-24
2	NSB Utilities Comm. Complex	PUD-05-22	14	Douglas Street Multi-Family	SP-08-24
3	Innovation Center	PUD-07-24	15	Park Ave Motors Expansion	SP-09-24
4	Gateway	PUD-09-24	16	Gun Store on SR 44	SP-11-24
5	Shell Pointe Ph. 3 & 4 – Final Plat	S-04-23	17	Doris Leeper Preserve: Doan Tract	SP-12-24
6	Smyrna Shores – Final Plat	S-04-24	18	ABC Expansion	SP-14-24
7	Flagler Dunes -Pre-Plat	S-07-24	19	Turnbull Golf Club	SP-15-24
8	South Village Ph. 1	S-09-24	7	Flagler Dunes	SP-17-24
9	Catalyst Apartments	SP-29-22	20	NSB Airport Administrative Bldg.	SP-21-24
10	Florida Health Care Plan	SP-31-22	21	1104 Canal Street	SP-01-25
11	Venetian Bay Golf and Swim Club & Retail	SP-01-24	22	Pickett's Seafood	SP-02-25
12	204 Magnolia	SP-05-24			



January 2025 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	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
2	New Smyrna Beach Utilities 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
3	Innovation Center	PUD-0007-2024	West of I-95 and South of SR 44	New Mixed-Use with retail, commercial, hotel, restaurant, light industrial, residential	City Commission Meeting 01/28/2025	Staff preparing for CC agenda	Staff drafting staff report
4	Gateway	PUD-0009-2024	SR 44, East of I-95	New Mixed-Use with retail, commercial, office, restaurant and Gestation	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
5	Shell Pointe Phase 3&4 - Final Plat	S-0004-2023	3350 Pioneer Trail	385 Residential Units	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
6	Smyrna Shores - Final Plat	S-0004-2024	S. Atlantic Avenue and Maralyn Avenue	Proposed 7 single-family residential lots	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
7	Flagler Dunes - Pre-Plat	S-0007-2024	West of S. Myrtle Avenue and South Side of 10th Street	79 Unit Multifamily Townhomes	City Staff	Staff Comments Issued	Applicant to Resubmit
9	Catalyst Apartments	SP-0029-2022	Regency/Walmart PUD - SR 44	279 Multifamily Units with 558 parking spaces	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
10	Florida Health Care Plan	SP-0031-2022	Timberlane/ SR44 & Oliver Drive	12,713 SF Medical Office and Pharmacy Building	City Staff	Staff Comments Issued	Applicant to Resubmit
11	Venetian Bay Golf and Swim Club & Retail	SP-0001-2024	State Road 44 and Airport Road	Two 2-Story Commercial Buildings	City Staff	Staff Comments Issued	Applicant to Resubmit
12	204 Magnolia	SP-0005-2024	Southwest Corner of Downing Street and Magnolia Street.	Construct and stripe additional on-site parking and landscaping	City Staff	Staff Comments Issued	Applicant to Resubmit
13	Myrtle Ave Apartments	SP-0006-2024	Between S. Duss Street and S. Myrtle Ave.	2 proposed 3 story (12) unit apartment building	City Staff	Submitted for Staff Review	Staff to Issue Comments

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

January 2025 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
14	Hazen Expansion	SP-0007-2024	1599 Tionia Road	Proposed 2 office/industrial building	City Staff	Submitted for Staff Review	Staff to Issue Comments
15	Douglas Street Multi-family	SP-0008-2024	118 Douglas Street	Proposed 6 story 8 unit residential condos	City Staff	Submitted for Staff Review	Staff to Issue Comments
16	Park Ave Motors Expansion	SP-0009-2024	1313 N. Dixie Freeway	2 proposed commercial buildings	City Staff	Staff Comments Issued	Applicant to Resubmit
17	Ellianos Coffee	SP-0010-2024	110 Florida Memorial Pkwy	800 sf Coffee Restaurant with Drive-thru	City Staff	Submitted for Staff Review	Staff to Issue Comments
18	Gun Store on SR 44	SP-0011-2024	176 Corbin Park Rd	9,598 sf 2 Story Commercial Retail Building	City Staff	Staff Comments Issued	Applicant to Resubmit
19	Doris Leeper Preserve: Doan Tract	SP-0012-2024	3234 N Dixie Freeway	Additional Amenities and Entranceways at existing nature preserve	City Staff	Submitted for Staff Review	Staff to Issue Comments
20	ABC Expansion	SP-0014-2024	2630 State Road 44	Expand existing building 6,420 SF with additional parking	City Staff	Staff Comments Issued	Applicant to Resubmit
21	Turnbull Bay Golf Club	SP-0015-2024	2600 Turnbull Estates Drive	Proposed Restaurant, Office Retail Shop	City Staff	Staff Comments Issued	Applicant to Resubmit
7	Flagler Dunes	SP-0017-2024	West of S. Myrtle Avenue and South Side of 10th Street	79 Unit Multifamily Townhomes	Planning and Zoning	Submitted for Staff Review	Staff to Issue Comments

SP - Site Plan, S - Subdivision,
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February 2025 Development Activity Report

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7	Flagler Dunes - Pre-Plat	S-0007-2024	West of S. Myrtle Avenue and South Side of 10th Street	79 Unit Multifamily Townhomes	City Staff	Staff Comments Issued	Applicant to Resubmit
8	South Village Phase I - Final Plat	S-0009-2024	West State Road 44	Proposed 153 residential lots	Future City Commission Meeting	Application under review	Staff to Issue Comments
9	Catalyst Apartments	SP-0029-2022	Regency/Walmart PUD - SR 44	279 Multifamily Units with 558 parking spaces	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
10	Florida Health Care Plan	SP-0031-2022	Timberlane/ SR44 & Oliver Drive	12,713 SF Medical Office and Pharmacy Building	City Staff	Staff Comments Issued	Applicant to Resubmit
11	Venetian Bay Golf and Swim Club & Retail	SP-0001-2024	State Road 44 and Airport Road	Two 2-Story Commercial Buildings	City Staff	Staff Comments Issued	Applicant to Resubmit
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SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

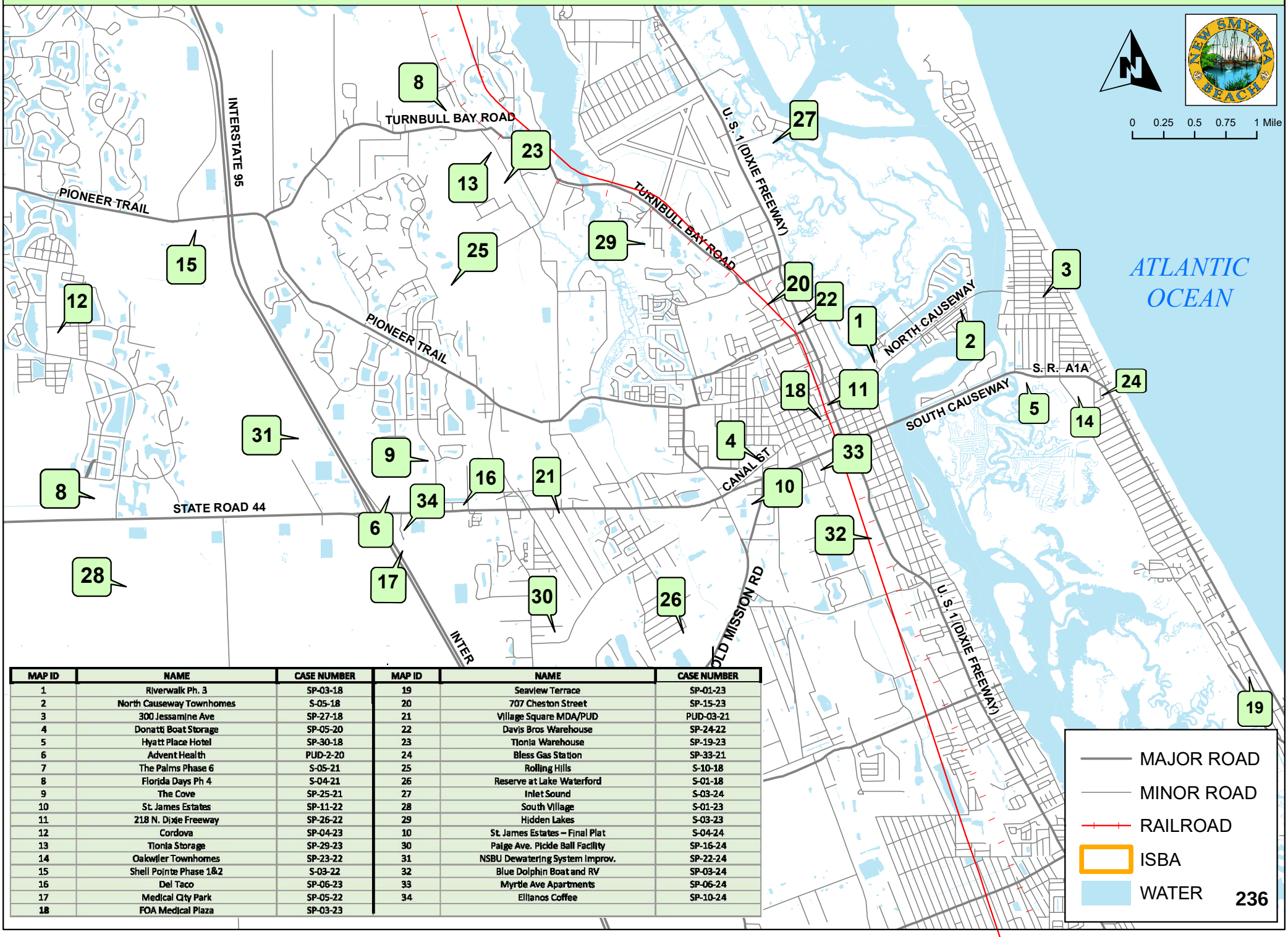
February 2025 Development Activity Report

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19	Turnbull Bay Golf Club	SP-0015-2024	2600 Turnbull Estates Drive	Proposed Restaurant, Office Retail Shop	City Staff	Submitted for Staff Review	Staff to Issue Comments
7	Flagler Dunes	SP-0017-2024	West of S. Myrtle Avenue and South Side of 10th Street	79 Unit Multifamily Townhomes	Planning and Zoning	Submitted for Staff Review	Staff to Issue Comments
20	NSB Airport Administrative Building	SP-0021-2024	602 Skyline Drive	New 4,000 SF Administrative Building	City Staff	Application under review	Staff to Issue Comments
21	1104 Canal Street	SP-0001-2025	1104 Canal Street	3,000 SF Commercial Office	City Staff	Submitted for Staff Review	Staff to Issue Comments
22	Pickett's Seafood	SP-0002-2025	601 Third Avenue	Expand existing restaurant with deck and parking lot	City Staff	Submitted for Staff Review	Staff to Issue Comments

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

FEBRUARY 2025 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP



MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	Riverwalk Ph. 3	SP-03-18	19	Seaview Terrace	SP-01-23
2	North Causeway Townhomes	S-05-18	20	707 Cheston Street	SP-15-23
3	300 Jessamine Ave	SP-27-18	21	Village Square MDA/PUD	PUD-03-21
4	Donatti Boat Storage	SP-05-20	22	Davis Bros Warehouse	SP-24-22
5	Hyatt Place Hotel	SP-30-18	23	Tionia Warehouse	SP-19-23
6	Advent Health	PUD-2-20	24	Bless Gas Station	SP-33-21
7	The Palms Phase 6	S-05-21	25	Rolling Hills	S-10-18
8	Florida Days Ph 4	S-04-21	26	Reserve at Lake Waterford	S-01-18
9	The Cove	SP-25-21	27	Inlet Sound	S-03-24
10	St. James Estates	SP-11-22	28	South Village	S-01-23
11	218 N. Dixie Freeway	SP-26-22	29	Hidden Lakes	S-03-23
12	Cordova	SP-04-23	10	St. James Estates – Final Plat	S-04-24
13	Tionia Storage	SP-29-23	30	Paige Ave. Pickle Ball Facility	SP-16-24
14	Oakwiler Townhomes	SP-23-22	31	NSBU Dewatering System Improv.	SP-22-24
15	Shell Pointe Phase 1&2	S-03-22	32	Blue Dolphin Boat and RV	SP-03-24
16	Del Taco	SP-06-23	33	Myrtle Ave Apartments	SP-06-24
17	Medical City Park	SP-05-22	34	Ellanos Coffee	SP-10-24
18	FOA Medical Plaza	SP-03-23			

FEBRUARY 2025 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP

Map ID #	Project Name	Project Number	Location	Description	Final Approval Date	Final Approval By	Current Status
1	Riverwalk Ph. 3	SP-03-18	99 N Causeway	Residential Condo 112 units	December 3, 2018	Planning and Zoning	Under Construction
2	North Causeway Townhomes	S-05-18	N Causeway and Desoto Drive	Residential Townhomes 2 building with 14 units	June 11, 2019	City Commission	Under Construction
3	300 Jessamine Ave	SP-27-18	300 Jessamine Ave	36 seat Restaurant	November 4, 2019	Staff Approval	Under Construction
4	Donatti Boat Storage	SP-05-20	1245 Canal Street	10 mini-warehouse building and 1 office building	December 8, 2020	Planning and Zoning	Under Construction
5	Hyatt Place Hotel	SP-30-18	SR A1A and 3rd Ave	114 room hotel facility, one 4 story building and 8,550 SF one story restaurant with 278 seats	February 7, 2022	Planning and Zoning	Not Under Construction
6	Advent Health	PUD-02-20	NE Corner of SR & I-95	New Medical Center	February 8, 2022	City Commission	Waiting for Site Plan to be submitted
7	The Palms Phase 6	S-05-21	The Palms Subdivision on Airport Rd	209 Single Family Lots	March 8, 2022	City Commission	Under Construction
8	Florida Days Ph 4	S-01-21	Turnbull Bay Rd. and Creek Shore Trail	307 Single Family Residential Lots	September 13, 2022	City Commission	Not Under Construction
9	The Cove	SP-25-21	306 Sugar Mill Drive	47 Quadplexes of 188 dwellings	October 3, 2022	Planning and Zoning	Under Construction
10	St. James Estates	SP-11-22	West of First Street and Mission Drive	36 Townhomes Units	March 8, 2023	Planning and Zoning	Under Construction
11	218 N. Dixie Fwy.	SP-26-22	218 N. Dixie Freeway	Commercial business	May 3, 2023	Staff Approval	Not Under Construction
12	Cordova (Village Center East	SP-4-23	419 Luna Bella Lane	322 unit apartment complex	May 16, 2023	City Commission Approved	Under Construction
13	Tionia Storage	SP-29-21	1674 Tionia Road	Boat and RV Storage Facility	June 5, 2023	Planning and Zoning	Not Under Construction
14	Oakwiler Townhomes	SP-23-22	Saxon Drive North of 7th Ave	77 Town houses units	June 27, 2023	City Commission Approval	Not Under Construction
15	Shell Pointe Phase 1 &2	S-03-22	3350 Pioneer Trail	Commercial and Residential	June 27, 2023	City Commission	Under Construction

16	Del Taco	SP-06-23	2669 State Road 44	Restaurant with double Drive Thru	August 21, 2023	Staff Approval	Not Under Construction
17	Medical City Park	SP-05-22	South of SR 44 and East of I-95	Mixed Use Medical Office and hotel facility	September 5, 2023	Planning and Zoning	Not Under Construction
18	FOA Medical Plaza	SP-03-23	617 Canal Street	3,834 SF medical building	September 22, 2023	Staff Approval	Not Under Construction
19	Seaview Terrace	SP-01-23	4430 S. Atlantic Avenue	5 Condominium	October 26, 2023	Staff Approval	Not Under Construction
20	707 Cheston Street	SP-15-23	707 Canal Street	2240 sq ft office and Warehouse	October 31, 2023	Staff Approval	Under Construction
21	Village Square MDA/PUD	PUD-03-21	2360 State Road 44	Retail/Office/ Restaurant	November 28, 2023	City Commission	Waiting for Site Plan to be submitted
22	Davis Bros Warehouse	SP-24-22	708 N. Dixie Freeway	6,267 SF Warehouse	January 1, 2024	Staff Approval	Under Construction
23	Tiona Warehouse	SP-19-23	1674 Tionia Road	4,800 SF Office and Warehouse	January 9, 2024	Staff Approval	Not Under Construction
24	Bless Gas Station & Convenience Store	SP-23-21	1650 S. Atlantic Ave	Convenience Store and Gas Station	April 2, 2024	Staff Approval	Not Under Construction
25	Rolling Hills	S-10-18	Sugar Mill Drive	194 lot subdivision	May 14, 2024	City Commission	Not Under Construction
26	Reserve at Lake Waterford	S-01-18	Eslinger Road	45 lot subdivision	June 25, 2024	City Commission	Not Under Construction
27	Inlet Sound - Pre Plat	S-03-24	N. Dixie Freeway and Inlet Shores Drive	Proposed 3 residential lots	August 20, 2024	Staff Approval	Needs to submit Final Plat
28	South Village - Pre Plat	S-01-23	State Road 44	Commercial and Residential	October 23, 2024	Staff Approval	Needs to submit Final Plat
29	Hidden Lakes - Pre Plat	S-03-23	Turnbull Bay Rd. and Whispering Pines Drive	132 Residential Units	December 2, 2024	Staff Approval	Needs to submit Final Plat
10	St. James Estates - Final Plat	S-08-24	West of First Street and Mission Drive	36 Townhomes Units	December 10, 2024	City Commission	Under Construction
30	Paige Ave Pickle Ball Facility	SP-16-24	Paige Ave and S. Glencoe Rd.	Pickleball Courts and Facility	December 16, 2024	Staff Approval	Not Under Construction
31	NSBU Dewatering System Improvements	SP-22-24	3119 State Road 44	Dewatering System Improvements at the NSBU water reclamation facility	December 20, 2024	Staff Approval	Not Under Construction
32	Blue Dolphin Boat and RV Storage	SP-03-24	S. of 3rd Street extended West of S. Dixie Freeway	150 Boat/RV Storage Space	December 27, 2024	Staff Approval	Not Under Construction
33	Myrtle Ave Apartments	SP-06-24	Between S Duss Street and S. Myrtle Ave	3 proposed 3 story (12) unit apartment building	December 30, 2024	Staff Approval	Not Under Construction

34	Ellianos Coffee	SP-10-24	110 Florida Memorial Pkwy	800 SF Coffee Restaurant with Drive-Thru	January 21, 2025	Staff Approval	Not Under Construction

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