Turnbull Creek Land Preservation Committee
Wednesday, March 19, 2025 at 3:00 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 adoption of the Turnbull Creek Land Preservation meeting minutes from the February 17, 2025, meeting.

3. PUBLIC PARTICIPATION

4. NEW BUSINESS/DISCUSSION ITEMS

4.A Review the Real Estate Purchase Agreement for a Turnbull Creek Conservation property.

4.B Organizational Discussion

5. COMMITTEE COMMENTS

6. STAFF REPORTS

7. 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 - CITY CLERK'S OFFICE

CONSIDER THE ADOPTION OF THE TURNBULL CREEK LAND PRESERVATION MEETING MINUTES FROM THE FEBRUARY 17, 2025, MEETING.

March 19, 2025

Background:

A Turnbull Creek Land Preservation Committee meeting was held on February 17, 2025. The meeting minutes are attached for your review and adoption consideration.

Fiscal Analysis:

N/A.

Strategic Plan Item:

No

Staff Report Created By: Sharon Harding

Attachments:

Turnbull Creek Land Preservation Committee Meeting Minutes - 02.17.2025.pdf

Turnbull Creek Land Preservation Committee
Monday, February 17, 2025, at 3:00 PM

MINUTES

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Turnbull Creek Land Preservation of the City of New Smyrna Beach, Florida, was held on Monday, February 17, 2025, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chair Donna Athearn called the meeting to order at 3:00 PM.

Present: Member William Robitzsch, Member Lamont Ingalls, Vice Chair Chip Weston, and Chair Donna Athearn

Excused Absence: Member Robert Werner

2. APPROVAL OF MINUTES

2.A Consider the adoption of the Turnbull Creek Land Preservation meeting minutes from the August 19, 2024, meeting.

Motion:

Member Robitzsch moved to adopt the Turnbull Creek Land Preservation meeting minutes from the August 19, 2024, as submitted. Member Ingalls seconded the motion, and the motion carried by 3-0, Vice Chair Weston abstained.

3. PUBLIC PARTICIPATION

No action.

4. NEW BUSINESS/DISCUSSION ITEMS

4.A Recommendation Discussion

Chair Athearn led the discussion regarding two properties along the Turnbull Creek. One parcel was owned by Walter and Glenda Mitten on the north section of State Road 44 across from Walker and the property continues to Jungle Road. The second parcel was located in Ellison Acres. Chair Athearn suggested obtaining appraisals for both properties.

Assistant City Manager Neibert stated that the Mittens were seeking $1.5 million for eight (8) arces of land. Staff recommendation was not to proceed with the appraisals due to the asking price of the property.

A discussion ensued regarding the eight (8) acres.

Motion:
Member Ingalls motioned to recommend to the City Commission to move forward with the appraisals of the eight (8) of property. Member Robitzsch seconded the motion, and the motion carried unanimously.

4.B Staff Presentation on the Review of Conservation Zoning and Easement Usage

Senior Engineer Kyle Fegley outlined a PowerPoint presentation regarding the progress of the Turnbull Creek dredging project.

A discussion ensued regarding the dredging project.

Motion:
Vice Chair Weston moved to recommend to the City Commission the application for the Aqua opening program for the northside of the Turnbull Creek. Member Robitzsch seconded the motion, and the motion carried unanimously.

Motion:
Vice Chair Weston moved to recommend to the City Commission to coordinate with the County to improve the drainage at the Turnbull Creek bridge. Member Ingalls seconded the motion, and the motion carried unanimously.

Motion:
Vice Chair Weston moved to present the accomplishments of the Turnbull Creek Land Preservation Committee to the City Commission. Member Robitzsch seconded the motion, and the motion carried unanimously.

Chair Athearn outlined a contract regarding the conservation easement for Deering Park.

Attorney Glenn Storch provided clarification regarding the layered conservation easements for the Deering Park Innovation Center. He stated that approximately 46,000 acres were under a conservation easement, and it would cost approximately $100,000 per year to maintain. He recommended implementing a small tax to assist with funding the maintenance of Turnbull Creek. He also recommended creating a conservation management plan.

A discussion ensued regarding the Turnbull Creek preservation projects, maintenance, and funding.

5. COMMITTEE COMMENTS

Member Robitzsch questioned whether Turnbull Creek would be recognized as a park.

Vice Chair Weston commented on expanding the board to include an environmental task force.

Member Ingalls inquired about the balance of the bond allocated for purchasing the lands.

Chair Athearn commented on the parcels along the creek regarding preservation.

Motion:
Member Ingalls moved to recommend to the City Commission to obtain an appraisal for the 24.5 acres on Paige Avenue. Member Robitzsch seconded the motion, and the motion carried unanimously.

6. STAFF REPORTS

No action.

7. ADJOURNMENT

As there was no further business discuss, Chair Athearn adjourned the meeting at 4:10 pm.

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

REVIEW THE REAL ESTATE PURCHASE AGREEMENT FOR A TURNBULL CREEK CONSERVATION PROPERTY.

March 19, 2025

Background:

Discussion:

As part of the Turnbull Creek Master Plan and in an effort to meet the objectives of the 2018 $15 million Bond Referendum to acquire conservation properties within the Turnbull Creek Study area, Staff has negotiated and is presenting the attached Purchase Agreement for consideration. The proposed property is owned by Tad and Crystal Johnston and is located in the southeast quadrant of Doster Drive and Corbin Park Road, on the southeast side of unimproved Doster Drive, 475 feet northeast of Corbin Park Road in unincorporated Volusia County (see attached map). The property is comprised of a total of 2.75 acres. Mr. and Mrs. Johnston are requesting a purchase price of $150,000.00. The City had 2 appraisals completed on the property. The first was from Heffington Appraisal of Daytona Beach whose total appraisal is $149,000.00. The second appraisal was provided by Ronald Crouse of Edgewater, Florida whose total appraised value is $120,000.00. The average of the two appraisals is $134,500.00. This value is slightly below the $150,00.00 purchase price.

Staff recommends approval

Fiscal Analysis:

Funds will come from Turnbull Land Acquisition Bond proceeds.

Strategic Plan Item:

Yes

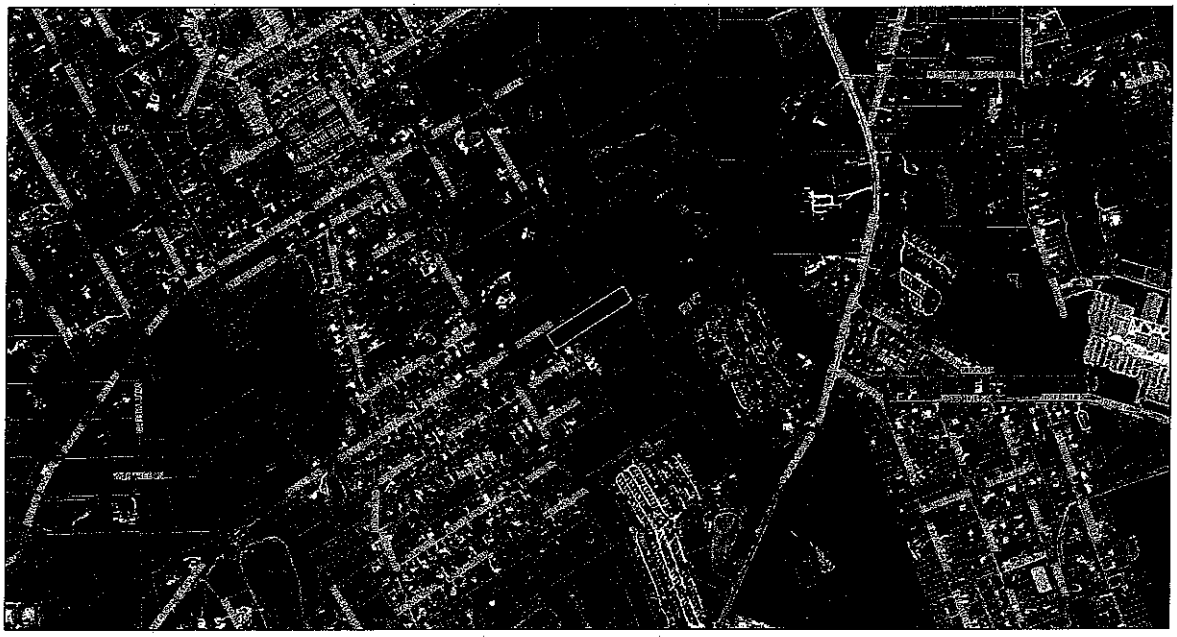
Staff Report Created By: Sharon Harding

Attachments:

JohnstonMap-04162024092406.pdf
Johnston Appraisal Crouse.pdf
Johnston Appraisal Report-2.75 Acres Doster Dr New Smyrna Beach Heffington.pdf
johnston contract2-02242025131043.pdf

SUBJECT LOCATION MAP

Volusia County Property Appraiser



1/22/2024, 9:33:06 PM

1:9,028

Parcel | Parcel Text | Water Bodies

Streets | Water Body Names | County Boundary

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

State of Florida, Maxar

ArcGIS Web AppBuilder
VCPA 2021

RESTRICTED APPRAISAL REPORT

2.75 ACRES VACANT LAND

TAX PARCEL # 7344-03-00-0440
LOCATED ON THE EAST SIDE OF DOSTER DRIVE

NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA 32168

PREPARED FOR

RON NEIBET

ASSISTANT CITY MANAGER

CITY OF NEW SMYRNA BEACH

DOSTER DR

NEW SMYRNA BEACH, FL 32168

DATE OF INSPECTION – DECEMBER 25, 2023

DATE OF VALUE – DECEMBER 25, 2023

DATE OF REPORT – JANUARY 19, 2024

PREPARED BY

RONALD S. CROUSE, ASA, CRA, IFAS

STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ670

POMEROY PA APPRAISAL ASSOCIATES OF FLORIDA, INC.
Real Estate Appraisers — Consultants
600 N. RIDGEWOOD AVE., SUITE A, EDGEWATER, FL 32132 • TEL. 386-423-5110 • FAX 386-423-3066

January 19, 2024

Ron Neibert
Assistant City Manager
City of New Smyrna Beach
210 Sams Ave.
New Smyrna Beach, FL 32168

Re: Restricted Appraisal Report of vacant land Parcel # 7344-03-00-0440
located on Doster Dr, Volusia County FL 32168.
PAA File # 224.005

Dear Mr. Neibert:

In accordance with your request, I submit to you this Restricted Appraisal Report. The purpose of the appraisal is to estimate the market value "As Is" of the above-cited property.

This letter of transmittal is followed by the certification of the appraisal and the narrative appraisal report. Any data not contained in the report is retained in our file memorandum.

Particular attention is directed to the Underlying Assumptions and Limiting Conditions section of this report.

Summary of Value

Estimated "As Is" Value of Subject Property - **$120,000**

(As Vacant Land Only)

Thank you for the privilege of serving you.

Sincerely,

Ronald S. Crouse, ASA, CRA, IFAS
State-certified general real estate appraiser RZ670

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1) The statements of fact contained in this report are true and correct.

2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

3) I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved; any specified interest or bias has not affected the impartiality of my opinions and conclusions.

4) My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

5) My engagement in this assignment was not contingent upon developing or reporting predetermined results, requested minimum valuation, a specific valuation, or the approval of a loan.

6) My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics of the Appraisal Institute and the American Society of Appraisers

7) I have made a personal inspection of the property that is the subject of this report.

8) Mickey W. Smith, State-Certified General Real Estate Appraiser #RZ2364 helped in the data collection and analysis for this report.

9) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

10) The use of this report is subject to the requirements of the Appraisal Institute and the American Society of Appraisers relating to review by its duly authorized representatives.

11) I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.



Ronald S. Crouse, ASA, CRA, IFAS
State-certified general real estate appraiser RZ670

SUMMARY OF SIGNIFICANT CONCLUSIONS	
Location	East Side of Doster Dr, New Smyrna Beach, Volusia County, Florida, 32168.
Tax ID Account #	7344-03-00-0440
Legal Description	I LOTS 44 TO 47 INC CORBIN PARK SUB NO 3 MB 23 PG 146 PER OR 4470 PG 2503 PER OR 5450 PG 0623 PER OR 5831 PGS 1335-1336 PER OR 7858 PG 1393
Ownership	JOHNSTON TAD D & JOHNSTON CRYSTAL G
Type of Property	Vacant Land fully wooded
Site Size	Rectangular parcel contains 2.75 ± acres Per Volusia County Property Appraiser. No survey was supplied to the appraiser. All figures were estimated by on line sources. The National Wetlands Inventory Map indicates that around 1.5 acres of the site is within wetland classification PSS3Ad see addendum for details.
Site Improvements	None Included
Improvements	None Included
Easements & Encroachments	None known that affects market value.
Current Assessment	$43,313 per (VCPA)
Current Taxes	$249.83 (VCPA)
Zoning / Future Land Use	It is zoned R-4 Urban single Family and RC Resource Corridor by Volusia County and Future Land use is ESC – Environmental Systems Corridor. No zoning information was supplied to the client. Zoning and Future Land Use were estimated from public records.
Highest & Best Use Vacant	Some type of residential use as allowed by zoning, planning regulations, any environmental constraints and demand by the market.
As Improved	N/A
Marketing/Exposure Period	12 to 24 months
Intended User	City of New Smyrna Beach
Date of Value	December 25, 2023
"As Is" Market Value	**$120,000** (As Vacant Land Only)

RESTRICTED APPRAISAL REPORT

This is a Restricted Use Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT: City of New Smyrna Beach

APPRAISER: Ronald S. Crouse, ASA, CRA, IFAS
State Certified General Real Estate Appraiser RZ670

SUBJECT: East Side of Doster Dr, New Smyrna Beach, Volusia County, Florida, 32168.Tax ID Account # 7344-03-00-0440

PURPOSE OF APPRAISAL: To estimate the market value as defined by the Office of the Comptroller of the Currency under F 12, Part 34, Subpart C.

INTENDED USE OF REPORT: For the sole purpose of assisting the client in establishing a market value for the subject property for internal matters of the client.

INTEREST VALUED: Market value of the subject property in Fee Simple Estate.

EFFECTIVE DATE OF VALUE: December 25, 2023

DATE OF INSPECTION: December 25, 2023

DATE OF REPORT: January 19, 2024

MARKETABILITY: The subject site is compatible with the neighborhood, and demand for this type property is average in this location.

Marketing Period – Exposure Time

"Marketing Period" is defined as follows:

The most probable amount of time necessary to expose a property, in its entirety, to the open market in order to achieve a sale. Implicit in this definition are the following characteristics.

- The property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties.

- The property will be offered at a price reflecting the most probable mark-up over the market value used by sellers of similar type properties.

- A sale will be consummated under the terms and conditions of the definition of market value.

"Exposure Time" is defined as follows:

Exposure time is a "retrospective" opinion, looking back (from the effective date) to the beginning of the "hypothetical" process of selling the asset, so that the sale would have been consummated on the "effective date" of appraisal.

We estimate the subject property should sell after a marketing effort of approximately 12 to 24 months at or near the appraised value. It is our opinion that a 12-to-24-month exposure time is adequate for the subject property.

REAL ESTATE APPRAISED: Tax identification Account Number 7344-03-00-0440.

OWNERSHIP AND SALES HISTORY: According to the tax records, the subject property is under the ownership of JOHNSTON TAD D & JOHNSTON CRYSTAL G. There has been one recorded arm's length transaction in the last five years. 05/29/2020 price $70,000.

ZONING: REFER TO SUMMARY OF SIGNIFICANT CONCLUSIONS

IMMEDIATE NEIGHBORHOOD DATA: The neighborhood is growing, especially in the residential areas; the interior residential areas are around 70-80% built out although land is still available to the west. Westward expansion of the city, including west of I-95, has brought increasing demand for conveniently located commercial support services. Land along State Road 44 is well situated to meet this need. We expect the neighborhood; especially its residential, commercial and service uses will continue to be in demand.

SITE DESCRIPTION

Location: The subject is located East side of Doster Road which intersects with Corbin Park Road with access to State Road. No improved access is provided to the site except for a dirt path drive. This road links with a paved section of this same road around 500± feet to the west which leads to an existing subdivision. It is our assumption the site would be accessible for residential development.

Size/Shape: The topography generally level to rolling and 100% wooded. The site is a rectangular parcel and contains 2.75 ± acres Per Volusia County Property Appraiser. No survey was supplied to the appraiser. All figures were estimated by on line sources.

Utilities: There are currently no utilities connected to the site. All available services would need to be run to the site. On site utilizes are typical in the area and this is not believed to impact the sites marketability.

Access: It appears that the section of Doster Road where the subject is located is an undeveloped road.

Wetlands: The National Wetlands Inventory Map indicates that around 1.5 acres of the site is within wetland classification PSS3Ad (see addendum for details).

IMPROVEMENTS: None

HIGHEST AND BEST USE: The Highest and Best Use as vacant would be for some type of residential use as allowed by zoning, planning regulations, any environmental constraints and demand by the market. (Report makes the general assumption that the site can be improved)

APPRAISAL SCOPE, DEVELOPMENT AND REPORTING PROCESS: This Restricted Appraisal Report is based on market data that has been used in estimating a value conclusion for the subject property.

In conducting the appraisal assignment, the appraiser first collected preliminary public record search data and made an initial search of available market sales, trends, and

influences. A physical inspection of the subject property was made. The appraiser is not an expert in matters of pest control, structural engineering, hazardous waste, survey, or title matters, and no expertise or warranty is implied in these or other areas.

The appraiser has also relied upon secondary data sources such as public records, real estate brokers, etc., and primary data collected by the appraiser. To the extent possible, this data has been confirmed by the participants in the market or public records information. The most applicable and/or comparable information has been used in our analysis as deemed essential to support our value conclusions. The elements considered in our analysis were the market value of the Fee Simple Estate.

In developing this appraisal an attempt was made to locate properties that are similar in appeal, size, with similar development potential thereby reflecting the least amount of variances. The appraiser narrowed his search to the sales that best reflect the elements of the subject property. Sometimes, in the research process, it becomes necessary to expand the search parameters. We searched for sales of similar type parcels in the city of New Smyrna Beach and surrounding area. We identified several sales and the most reliable were used in our analysis to estimate of value for the overall subject property as vacant.

The sales utilized in this report are considered the most similar and the most reliable value indicators at time of appraisal.

The approach used in estimating the market value of the subject property was the Sales Comparison Approach. This restricted Appraisal Report sets forth only the appraiser's conclusions. Supporting documentation is retained in the appraiser's file.

To estimate the market value of the subject property as vacant

RELATIVE COMPARISON METHOD OF ANALYSIS:

A qualitative technique for analyzing comparable sales; used to estimate whether the characteristics of a comparable property are inferior, superior, or equal to those of the subject property. Relative comparison analysis is similar to paired data analysis, but quantitative adjustments are not derived. This was the method used for the analysis of the subject property.

RELATIVE COMPARISON:

Property Rights

The subject property was appraised according to property rights known as fee simple estate. The exact definition is included in this report. Fee simple estate infers absolute ownership unencumbered by any other interest of estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. All of the comparable properties were sold in fee simple, and so no adjustments were required for this

aspect of ownership.

Financing Terms

Sale prices for identical properties can differ due to influences of different financing arrangements. Below market interest rates tend to increase sale prices, while interest rates above market can result in decreased sale prices. The subject property was appraised on a cash equivalent basis; so, all comparables should reflect cash equivalent sales prices. All of the comparable properties that were verified were sold for cash, or were considered cash equivalent, and no adjustments were necessary.

Conditions of Sale

Conditions of sale refer to the motivations of the buyer and seller, and whether the sale was an "arm's-length transaction" or not. Sale prices can be influenced because the parties are related to one another through business or family. Also, prices can be lower than market because the seller needs cash in a hurry, or prices can be higher because a developer may need a site as an assemblage. The motivations of the buyers and sellers of the comparable properties used in this analysis were questioned during the verification process for each sale.

Market Conditions

The market conditions adjustment relates to the economic conditions of the market at the time of the comparable sale compared to market conditions at the effective date of the appraisal. Changes in market conditions may be caused by fluctuation in supply and demand, interest rates, inflation or deflation, and overall economic factors. The real estate market for this type property appears to be stabilizing. However, sales that closed prior to the date of 6/23 will receive an adjustment for time as warranted.

Other Elements

All other differences that are considered to impact value in comparison with the sales to the subject will be addressed in a short narrative format to help the reader understand the process and need for the adjustments.

ADJUSTMENTS

SALE 1 - $1.80 per square foot. This is the sale of a generally similar vacant parcel of land. It is located in the same neighborhood as the subject lot. This sale is generally similar to the subject in all respects, except for:

Access: The subject is located on an undeveloped platted road which would require the owner to pay for at least the minimum level of access requirements allowed by planning and zoning.

All sales are located along existing roads. This factor required all sales to receive a minus adjustment.

Wetlands: The National Wetlands Inventory Map indicates that around 1.5 acres of the site is within wetland classification PSS3Ad (see addendum for details).

Sale 1 has some wetlands (smaller percentage than subject) and an adjustment was made.

Overall, this sale's index price is felt to be higher than what the subject should expect.

SALE 2 - $1.21 per square foot. This is the sale of a generally similar vacant parcel of land. This sale is generally similar to the subject in all respects, except for:

Access: The subject is located on an undeveloped platted road which would require the owner to pay for at least the minimum level of access allowed by planning and zoning.
All sales are located along existing roads. This factor required all sales to receive a minus adjustment.

Wetlands: The National Wetlands Inventory Map indicates that around 1.5 acres of the site is within wetland classification PSS3Ad (see addendum for details).

Sale 2 has no waste or wetlands and warranted a minus adjustment.

Topography: The subject is partially cleared. Sale 3 is almost entirely cleared and would require minimal if any additional clearing prior to development.

Overall, this sale's index price is felt to be lower than what the subject should expect.

SALE 3 - $1.32 per square foot. This is the sale of a generally similar vacant parcel of land. This sale is generally similar to the subject in all respects, except for:

Access: The subject is located on an undeveloped platted road which would require the owner to pay for at least the minimum level of access allowed by planning and zoning.
All sales are located along existing roads. This factor required all sales to receive a minus adjustment.

Topography: Sale 3 is almost entirely wooded.

Wetlands: The National Wetlands Inventory Map indicates that around 1.5 acres of the site is within wetland classification PSS3Ad (see addendum for details).

Sale 3 has no waste or wetlands and warranted a minus adjustment.

Overall, this sale's index price would be near to what the subject should expect.

INDICATED LAND VALUE BY THE SALES COMPARISON APPROACH

Varying degrees of emphasis were placed on all sales. Based on our analysis we conclude that the estimated value of the subject as vacant land is $1.00 per square foot. Resulting in the following valuation for the subject property:

119,790 s.f. @ $1.00 / s.f. = **$120,000 (R)**

RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE ESTIMATE

The Sales Comparison Approach was utilized in valuing the land. Therefore, based on the foregoing facts, the fair market value of the subject property, land only, as of the date of valuation, is estimated to be **$120,000.**

SUBJECT LOCATION MAP

Volusia County Property Appraiser



1/22/2024, 9:33:06 PM

Parcel
Streets
Parcel Text
Water Body Names
Water Bodies
County Boundary

1:9,028

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

State of Florida, Maxar

ArcGIS Web AppBuilder
VCPA 2021

AERIAL OF SUBJECT PROPERTY

Volusia County Property Appraiser



1/22/2024, 9:34:49 PM

Parcel
Parcel Text
Water Bodies
Streets
Water Body Names
County Boundary

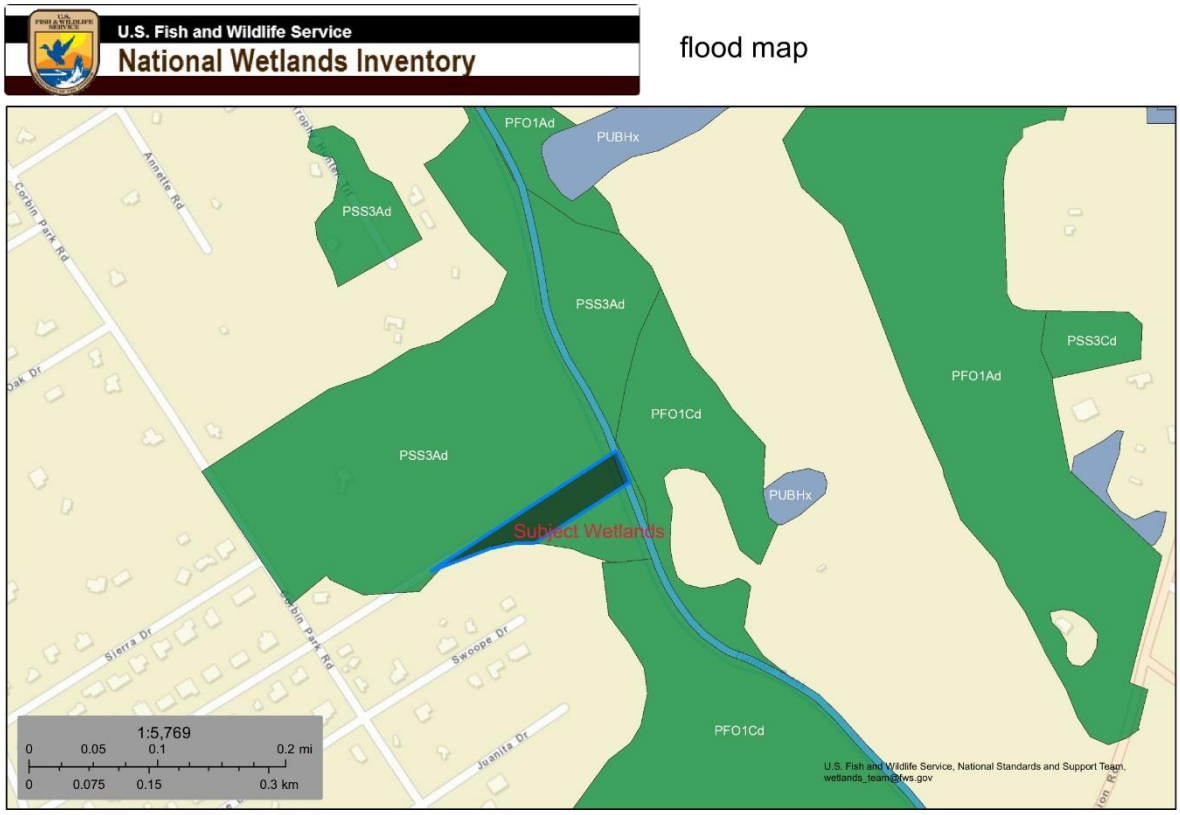
1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder
VCPA 2021

WETLANDS MAP



January 23, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Subject Wetlands Classification code: PXX3Ad

Classification code: PSS3Ad

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class Scrub-Shrub (SS) : Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass Broad-Leaved Evergreen (3) : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that generally remain green and are usually persistent for a year or more; e.g. red mangrove (Rhizophora mangle).

Water Regime Temporary Flooded (A) : Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.

Special Modifier Partially Drained/Ditched (d) : A partly drained wetland has been altered hydrologically, but soil moisture is still sufficient to support hydrophytes. Drained areas that can no longer support hydrophytes are not considered wetland. This Modifier is also used to identify wetlands containing, or connected to, ditches. The Partly Drained/Ditched Modifier can be applied even if the ditches are too small to delineate. The Excavated Modifier should be used to identify ditches that are large enough to delineate as separate features; however, the Partly Drained/Ditched. Modifier also should be applied to the wetland area affected by the ditching.

SALE 1

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	3732774
Parcel ID:	734306000873
Township-Range-Section:	17 - 33 - 43
Subdivision-Block-Lot:	06 - 00 - 0873
Business Name:	
Owner(s):	HOEGLER FRANK V - TE - Tenancy in the Entirety - 100% HOEGLER JILL ANNE - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	4715 RIVERGLEN BLVD PONCE INLET FL 32127
Physical Address:	725 TROPHY HUNTER TR, NEW SMYRNA BEACH 32168
Building Count:	0
Neighborhood:	4458 - NAPIER & HULL MB 2 PG 42
Subdivision Name:	NAPIER & HULL GRANT
Property Use:	0000 - VACANT RES
Tax District:	600-UNINCORPORATED - SOUTHEAST
2022 Final Millage Rate:	18.3013
Homestead Property:	No
Agriculture Classification:	No
Short Description:	E 329.88 FT MEAS ON N/L & E 329.81 FT ON S/L OF THE S 330 FT OF THE N 639.58 FT OF DAUGHERTYS SUB NAPIER & HULL GRANT M B M PG 688 PER OR 1830 PG 1814 PER OR 8252 PG 3932

Property Values

Tax Year:	2023 Working	2022 Final	2021 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	$0	$0	$0
Just/Market Value:	$162,500	$90,000	$28,350
	$162,500	$90,000	$28,350

Working Tax Roll Values by Taxing Authority

Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$162,500	$162,500	$0	$162,500	1.5000	$243.75
0012	DISCRETIONARY	$162,500	$162,500	$0	$162,500	0.7480	$121.55
0011	REQ LOCAL EFFORT	$162,500	$162,500	$0	$162,500	3.2340	$525.53
0510	FIRE DISTRICT	$162,500	$162,500	$0	$162,500	3.8412	$624.20
0050	GENERAL FUND	$162,500	$162,500	$0	$162,500	4.8499	$788.11
0055	LIBRARY	$162,500	$162,500	$0	$162,500	0.4635	$75.32
0520	MOSQUITO CONTROL	$162,500	$162,500	$0	$162,500	0.1781	$28.94
0530	PONCE INLET PORT AUTHORITY	$162,500	$162,500	$0	$162,500	0.0760	$12.35
0053	PUBLIC SAFETY FUND	$162,500	$162,500	$0	$162,500	0.0000	$0.00

SALE 1

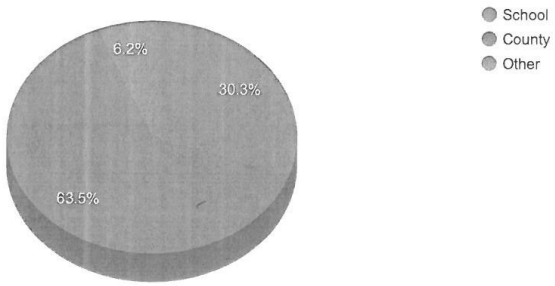
0310							
	VOLUSIA ECHO	$162,500	$162,500	$0	$162,500	0.2000	$32.50
0058							
	VOLUSIA FOREVER	$162,500	$162,500	$0	$162,500	0.2000	$32.50
0057							
	FLORIDA INLAND	$162,500	$162,500	$0	$162,500	0.0320	$5.20
0065	NAVIGATION DISTRICT						
	SOUTH EAST VOLUSIA	$162,500	$162,500	$0	$162,500	0.9017	$146.53
0120	HOSPITAL AUTHORITY						
	ST JOHN'S WATER	$162,500	$162,500	$0	$162,500	0.1974	$32.08
0060	MANAGEMENT DISTRICT						
						18.3013	$2,973.96

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$2,973.96
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$2,973.96**
Estimated Tax Amount without SOH/10CAP ⓘ	$2,973.96

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2022	$90,000	$0	$90,000	$31,185	$0	$31,185	$0
2021	$28,350	$0	$28,350	$28,350	$0	$28,350	$0
2020	$28,350	$0	$28,350	$28,350	$0	$28,350	$0
2019	$28,350	$0	$28,350	$28,350	$0	$28,350	$0
2018	$28,350	$0	$28,350	$28,350	$0	$28,350	$0
2017	$28,350	$0	$28,350	$27,225	$0	$27,225	$0
2016	$24,750	$0	$24,750	$24,750	$0	$24,750	$0
2015	$24,750	$0	$24,750	$24,750	$0	$24,750	$0
2014	$24,750	$0	$24,750	$24,750	$0	$24,750	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0016-VAC UNPVD 2 - 4.99 AC	N	A-ACRE		2.5000				65,000	$162,500
								Total Land Value:		$162,500

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value

SALE 1

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8252 / 3932	2022113661	05/12/2022	WD-WARRANTY DEED	QUALIFIED	VACANT	$190,000
1830 / 1814		04/15/1976	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$8,500

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
E 329.88 FT MEAS ON N/L & E 329.81 FT ON S/L OF THE S 330 FT OF THE N 639.58 FT OF DAUGHERTYS SUB NAPIER & HULL GRANT MB M PG 688 PER OR 1830 PG 1814 PER OR 8252 PG 3932	600	17 - 33 - 43	06 - 00 - 0873	01-JAN-82

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount

SALE 1

Volusia County Property Appraiser



7/10/2023, 9:41:14 PM

Parcel | Parcel Text | Water Body Names

Override 1 | Cities | Water Bodies

Streets | NEW SMYRNA BEACH | County Boundary

1:2,257

0 0.03 0.05 0.1 mi

0 0.04 0.07 0.15 km

State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder
VCPA 2021

SALE 2

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	3709616
Parcel ID:	731406060010
Township-Range-Section:	17 - 33 - 14
Subdivision-Block-Lot:	06 - 06 - 0010
Business Name:	
Owner(s):	DEVER TRAVOUS TR - TR - Trust - 100% TRAVOUS DEVER REV TRUST 02-09-2023 - TR - Trust - 100%
Mailing Address On File:	2585 PIONEER TRL NEW SMYRNA BEACH FL 32168
Physical Address:	2565 PIONEER TR, NEW SMYRNA BEACH 32168
Building Count:	0
Neighborhood:	4082 - PIONEER/WILLIAMS
Subdivision Name:	
Property Use:	0000 - VACANT RES
Tax District:	600-UNINCORPORATED - SOUTHEAST
2022 Final Millage Rate:	18.3013
Homestead Property:	No
Agriculture Classification:	No
Short Description:	14-17-33 LOTS 1 THRU 3 BLK F & LOTS 1 THRU 3 BLK A & ADJ VAC W 1/2 ALBERTA ST & ADJ VAC MILDRED ST MANNING SUB SW 1/4 OF NW 1/4 MB 9 PG 118 PER OR 4671 PGS 3145-3146 PER OR 6384 PG

Property Values

Tax Year:	2023 Working	2022 Final	2021 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	$0	$0	$0
Just/Market Value:	$88,995	$88,995	$86,063
	$88,995	$88,995	$86,063

Working Tax Roll Values by Taxing Authority

Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$88,995	$88,995	$0	$88,995	1.5000	$133.49
0012	DISCRETIONARY	$88,995	$88,995	$0	$88,995	0.7480	$66.57
0011	REQ LOCAL EFFORT	$88,995	$88,995	$0	$88,995	3.2340	$287.81
0510	FIRE DISTRICT	$88,995	$88,995	$0	$88,995	3.8412	$341.85
0050	GENERAL FUND	$88,995	$88,995	$0	$88,995	4.8499	$431.62
0055	LIBRARY	$88,995	$88,995	$0	$88,995	0.4635	$41.25
0520	MOSQUITO CONTROL	$88,995	$88,995	$0	$88,995	0.1781	$15.85
0530	PONCE INLET PORT AUTHORITY	$88,995	$88,995	$0	$88,995	0.0760	$6.76
0053	PUBLIC SAFETY FUND	$88,995	$88,995	$0	$88,995	0.0000	$0.00

SALE 2

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	3709632
Parcel ID:	731406070040
Township-Range-Section:	17 - 33 - 14
Subdivision-Block-Lot:	06 - 07 - 0040
Business Name:	
Owner(s):	DEVER TRAVOUS TR - TR - Trust - 100% TRAVOUS DEVER REV TRUST 02-09-2023 - TR - Trust - 100%
Mailing Address On File:	2585 PIONEER TRL NEW SMYRNA BEACH FL 32168
Physical Address:	2585 PIONEER TR, NEW SMYRNA BEACH 32168
Building Count:	0
Neighborhood:	4082 - PIONEER/WILLIAMS
Subdivision Name:	
Property Use:	0000 - VACANT RES
Tax District:	600-UNINCORPORATED - SOUTHEAST
2022 Final Millage Rate:	18.3013
Homestead Property:	No
Agriculture Classification:	No
Short Description:	14-17-33 LOTS 4 TO 6 & LOTS 10 TO 12 BLK G MANNING SUB SW 1/4 OF NW 1/4 MB 9 PG 118 & ADJ E 1/2 VAC ALBERTA ST & ADJ VAC S 1/2 MILDRED ST PER OR 4671 PGS 3145-3146 PER OR 6384 PGS

Property Values

Tax Year:	2023 Working	2022 Final	2021 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	$0	$0	$0
Just/Market Value:	$69,462	$69,462	$65,025
	$69,462	$69,462	$65,025

Working Tax Roll Values by Taxing Authority

Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$69,462	$69,462	$0	$69,462	1.5000	$104.19
0012	DISCRETIONARY	$69,462	$69,462	$0	$69,462	0.7480	$51.96
0011	REQ LOCAL EFFORT	$69,462	$69,462	$0	$69,462	3.2340	$224.64
0510	FIRE DISTRICT	$69,462	$69,462	$0	$69,462	3.8412	$266.82
0050	GENERAL FUND	$69,462	$69,462	$0	$69,462	4.8499	$336.88
0055	LIBRARY	$69,462	$69,462	$0	$69,462	0.4635	$32.20
0520	MOSQUITO CONTROL	$69,462	$69,462	$0	$69,462	0.1781	$12.37
0530	PONCE INLET PORT AUTHORITY	$69,462	$69,462	$0	$69,462	0.0760	$5.28
0053	PUBLIC SAFETY FUND	$69,462	$69,462	$0	$69,462	0.0000	$0.00

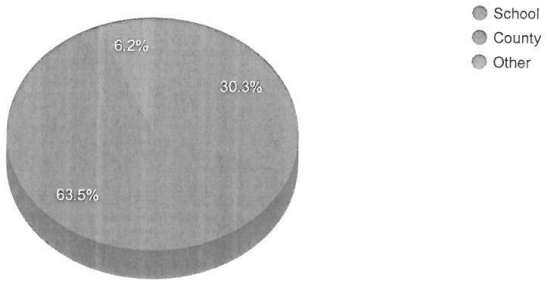
0310							
	VOLUSIA ECHO	$88,995	$88,995	$0	$88,995	0.2000	$17.80
0058							
	VOLUSIA FOREVER	$88,995	$88,995	$0	$88,995	0.2000	$17.80
0057							
	FLORIDA INLAND NAVIGATION DISTRICT	$88,995	$88,995	$0	$88,995	0.0320	$2.85
0065							
	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$88,995	$88,995	$0	$88,995	0.9017	$80.25
0120							
	ST JOHN'S WATER MANAGEMENT DISTRICT	$88,995	$88,995	$0	$88,995	0.1974	$17.57
0060							
						18.3013	$1,628.72

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,628.72
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,628.72**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,628.72

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2022	$88,995	$0	$88,995	$74,716	$0	$74,716	$0
2021	$86,063	$0	$86,063	$67,924	$0	$67,924	$0
2020	$86,063	$0	$86,063	$61,749	$0	$61,749	$0
2019	$86,063	$0	$86,063	$56,135	$0	$56,135	$0
2018	$75,195	$0	$75,195	$51,032	$0	$51,032	$0
2017	$46,393	$0	$46,393	$46,393	$0	$46,393	$0
2016	$46,393	$0	$46,393	$46,393	$0	$46,393	$0
2015	$46,393	$0	$46,393	$46,393	$0	$46,393	$0
2014	$46,393	$0	$46,393	$46,393	$0	$46,393	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0006-VAC PVD 1 - 1.99 AC	N	A-ACRE		1.3960				63,750	$88,995
									Total Land Value:	$88,995

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value

SALE 2

SALE 2

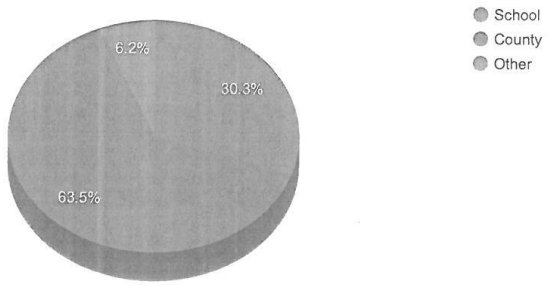
0310							
	VOLUSIA ECHO	$69,462	$69,462	$0	$69,462	0.2000	$13.89
0058							
	VOLUSIA FOREVER	$69,462	$69,462	$0	$69,462	0.2000	$13.89
0057							
	FLORIDA INLAND NAVIGATION DISTRICT	$69,462	$69,462	$0	$69,462	0.0320	$2.22
0065							
	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$69,462	$69,462	$0	$69,462	0.9017	$62.63
0120							
	ST JOHN'S WATER MANAGEMENT DISTRICT	$69,462	$69,462	$0	$69,462	0.1974	$13.71
0060							
						18.3013	$1,271.24

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,271.24
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,271.24**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,271.24

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2022	$69,462	$0	$69,462	$56,451	$0	$56,451	$0
2021	$65,025	$0	$65,025	$51,319	$0	$51,319	$0
2020	$65,025	$0	$65,025	$46,654	$0	$46,654	$0
2019	$65,025	$0	$65,025	$42,413	$0	$42,413	$0
2018	$56,814	$0	$56,814	$38,557	$0	$38,557	$0
2017	$35,052	$0	$35,052	$35,052	$0	$35,052	$0
2016	$35,052	$0	$35,052	$35,052	$0	$35,052	$0
2015	$35,052	$0	$35,052	$35,052	$0	$35,052	$0
2014	$35,052	$0	$35,052	$35,052	$0	$35,052	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0006-VAC PVD 1 - 1.99 AC	N	A-ACRE		1.0896				63,750	$69,462
									Total Land Value:	$69,462

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8366 / 3381	2023026892	02/09/2023	WD-WARRANTY DEED	MULTI-PARCEL	VACANT	$100
8284 / 4088	2022167476	07/14/2022	WD-WARRANTY DEED	MULTI-PARCEL	VACANT	$127,000
8203 / 4826	2022035637	02/03/2022	WD-WARRANTY DEED	MULTI-PARCEL	VACANT	$120,000
6466 / 1574	2010068193	02/25/2010	DC-DEATH CERTIFICATE	UNQUALIFIED	VACANT	$100
6384 / 3885	2009147677	08/05/2009	TR-TRUSTEE'S DEED	MULTI-PARCEL	VACANT	$100
4671 / 3145	2001074566	03/15/2001	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$10
4511 / 0065	2000003140	01/15/2000	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$64,900
3931 / 1512		06/15/1994	PR-vcpa pr	UNQUALIFIED	VACANT	$100
3886 / 0524		12/15/1993	PR-vcpa pr	UNQUALIFIED	VACANT	$100
2876 / 0427		08/15/1986	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$107,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
14-17-33 LOTS 4 TO 6 & LOTS 10 TO 12 BLK G MANNING SUB SW 1/4 OF NW 1/4 MB 9 PG 118 & ADJ E 1/2 VAC ALBERTA ST & ADJ VAC S 1/2 MILDRED ST PER OR 4671 PGS 3145-3146 PER OR 6384 PGS 3885-3887 INC PER OR 6466 PG 1474 PER OR 8203 PG 4826 PER OR 8284 PG 4088 PER OR 8366 PG 3381	600	17 - 33 - 14	06 - 07 - 0040	01-JAN-82

Permit Summary

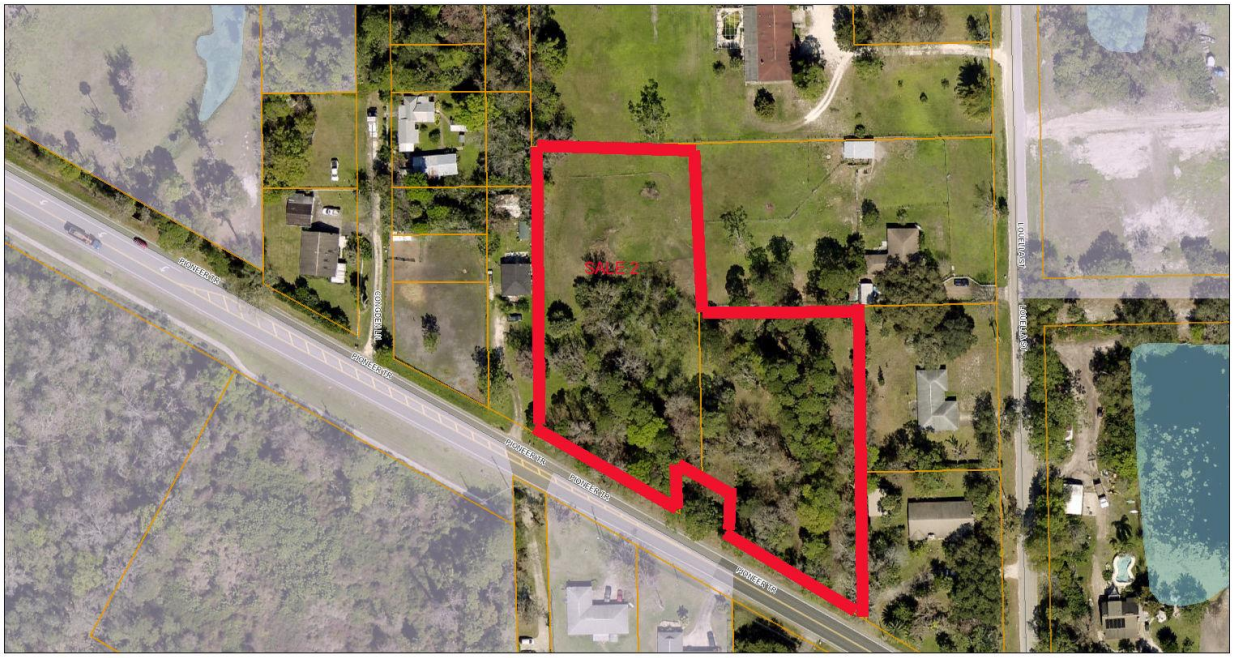
NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount

SALE 2

SALE 2

Volusia County Property Appraiser



7/10/2023, 10:21:47 PM

Parcel
Override 1
Streets
Parcel Text
Cities
NEW SMYRNA BEACH
Water Body Names
Water Bodies
County Boundary

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder
VCPA 2021

SALE 3

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	3698053
Parcel ID:	730300030028
Township-Range-Section:	17 - 33 - 03
Subdivision-Block-Lot:	00 - 03 - 0028
Business Name:	
Owner(s):	CASAGNI JOHN JAMES JR - TE - Tenancy in the Entirety - 100% CASAGNI KIMBERLEY SUE - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	1545 LEWIS LN NEW SMYRNA BEACH FL 32168
Physical Address:	1545 LEWIS LN, NEW SMYRNA BEACH 32168
Building Count:	1
Neighborhood:	4002 - SEC 34 TWP 16S RNG 33E PT
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	600-UNINCORPORATED - SOUTHEAST
2022 Final Millage Rate:	18.3013
Homestead Property:	Yes
Agriculture Classification:	No
Short Description:	3 17 33 N 660 FT OF E 215 FT OF W 545 FT OF U S GOVT LOT 3 E XC N 687 FT PER OR 4065 PGS 3008-3009 PER OR 5616 PGS 0502-0 503 PER OR 7235 PG 1640 PER OR 7399 PG 1250 PER OR 7528 PG 2

Property Values

Tax Year:	2023 Working	2022 Final	2021 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	$469,803	$0	$0
Just/Market Value:	$100,425	$90,350	$90,350
	$570,228	$90,350	$90,350

Working Tax Roll Values by Taxing Authority

Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$570,228	$537,573	$25,000	$512,573	1.5000	$768.86
0012	DISCRETIONARY	$570,228	$537,573	$25,000	$512,573	0.7480	$383.40
0011	REQ LOCAL EFFORT	$570,228	$537,573	$25,000	$512,573	3.2340	$1,657.66
0510	FIRE DISTRICT	$570,228	$537,573	$50,000	$487,573	3.8412	$1,872.87
0050	GENERAL FUND	$570,228	$537,573	$50,000	$487,573	4.8499	$2,364.68
0055	LIBRARY	$570,228	$537,573	$50,000	$487,573	0.4635	$225.99
0520	MOSQUITO CONTROL	$570,228	$537,573	$50,000	$487,573	0.1781	$86.84
0530	PONCE INLET PORT AUTHORITY	$570,228	$537,573	$50,000	$487,573	0.0760	$37.06
0053	PUBLIC SAFETY FUND	$570,228	$537,573	$50,000	$487,573	0.0000	$0.00

SALE 3

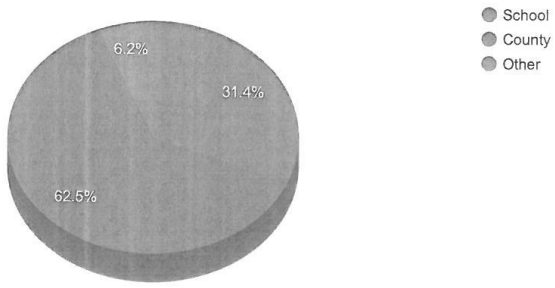
0310							
	VOLUSIA ECHO	$570,228	$537,573	$50,000	$487,573	0.2000	$97.51
0058							
	VOLUSIA FOREVER	$570,228	$537,573	$50,000	$487,573	0.2000	$97.51
0057							
	FLORIDA INLAND	$570,228	$537,573	$50,000	$487,573	0.0320	$15.60
0065	NAVIGATION DISTRICT						
	SOUTH EAST VOLUSIA	$570,228	$537,573	$50,000	$487,573	0.9017	$439.64
0120	HOSPITAL AUTHORITY						
	ST JOHN'S WATER	$570,228	$537,573	$50,000	$487,573	0.1974	$96.25
0060	MANAGEMENT DISTRICT						
						18.3013	$9,060.27

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$9,060.27
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$9,060.27**
Estimated Tax Amount without SOH/10CAP ⓘ	$10,435.91

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2022	$90,350	$0	$90,350	$90,350	$0	$90,350	$0
2021	$90,350	$0	$90,350	$70,785	$0	$70,785	$0
2020	$90,350	$0	$90,350	$64,350	$0	$64,350	$0
2019	$58,500	$0	$58,500	$58,500	$0	$58,500	$0
2018	$70,688	$0	$70,688	$70,688	$0	$70,688	$0
2017	$73,288	$0	$73,288	$73,288	$0	$73,288	$0
2016	$65,000	$0	$65,000	$65,000	$0	$65,000	$0
2015	$68,250	$0	$68,250	$68,250	$0	$68,250	$0
2014	$68,250	$0	$68,250	$64,707	$0	$64,707	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0116-IMP UNPVD 2 - 4.99 AC	N	A-ACRE		3.2500				30,900	$100,425
									Total Land Value:	$100,425

Building(s) - Residential

Card (Bldg) #: 1

Style: RN - RANCH, **# Stories:** 1 **2 Fixture**

SALE 3

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8034 / 3159	2021093290	04/21/2021	WD-WARRANTY DEED	QUALIFIED	VACANT	$176,000
7528 / 0255	2018067233	03/27/2018	QC-QUIT CLAIM DEED		VACANT	$100
7399 / 1250	2017097733	05/15/2017	WD-WARRANTY DEED	QUALIFIED	VACANT	$79,000
7235 / 1640	2016057694	03/30/2016	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$55,000
5616 / 502	2005208503	07/14/2005	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$150,000
4065 / 3008	1995199248	12/15/1995	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$41,000
1624 / 0330		06/15/1974	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$7,500

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
3 17 33 N 660 FT OF E 215 FT OF W 545 FT OF U S GOVT LOT 3 EXC N 687 FT PER OR 4065 PGS 3008-3009 PER OR 5616 PGS 0502-0503 PER OR 7235 PG 1640 PER OR 7399 PG 1250 PER OR 7528 PG 255 PER OR 8034 PG 3159	600	17 - 33 - 03	00 - 03 - 0028	31-DEC-81

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
12/14/2021	POOLR-0225-2021	INGROUND CONCRETE SWIMMING POOL WITH SCREEN ENCLOSURE	$57,700
10/08/2021	BLDR-2411-2021	SFR WITH GARAGE AND COVERED PORCHES	$250,000

SALE 3

Volusia County Property Appraiser



7/10/2023, 10:27:28 PM

Parcel
Override 1
Streets
Parcel Text
Cities
NEW SMYRNA BEACH
Water Body Names
Water Bodies
County Boundary

1:2,257

0 0.03 0.05 0.1 mi
0 0.04 0.07 0.15 km

State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder
VCPA 2021

ASSUMPTIONS AND LIMITING CONDITIONS

Type of Report:
This is a Restricted Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Legal Matters:
The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily a result of a survey.

Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless otherwise stated in this report.

No responsibility is assumed for an opinion of legal nature, such as to ownership of the property or condition of title.

The appraisers assume the title to the property to be marketable; that, unless stated to the contrary, the property is appraised as an unencumbered fee, which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

Unapparent Conditions:
The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable than otherwise comparable property. The appraisers are not experts in determining the presence or absence of hazardous substance, defined as all hazardous or toxic materials, waste, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.

The appraisers assume no responsibility for the studies or analysis, which would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The value estimate is based on the assumption that the subject property is not so affected.

Information and Data:
Information and opinions furnished to the appraisers and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraisers can be assumed by the appraisers.

Any engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

All mortgages, liens, encumbrances, and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible ownership and competent management.

Zoning and Licenses:
It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the valuation.

It is assumed that the subject property complies with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities, which has been obtained through a verbal inquiry from the appropriate utility authority, or has been ascertained from visual evidence, is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

It is assumed that all licenses, consents, or other legislative or administrative authority from local, state, or national governmental or private entity or organization have been, or can be,

obtained or renewed for any use on which the value estimate contained in the valuation report is based.

The appraisers will not be required to give testimony or appear in court due to preparing the appraisal with reference to the subject property in question, unless prior arrangements have been made.

Possession of the report does not carry with it the right of publication. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraisers signing this appraisal report.

The authentic copies of this report are bound with a clear cover, which reveals the company name, Pomeroy Appraisal Associates of Florida, Inc. Any copy that does not have this cover or original signatures of the appraisers is unauthorized and may have been altered and is considered invalid.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute and the American Society of Appraisers. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the ASA) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the author.

The distribution of the total valuation in this report, between land and improvements, is applicable only as a part of the whole property. The land value, or the separate value of the improvements, must not be used in conjunction with any other appraisal or estimate and is invalid if so used.

No environmental or concurrency impact studies were either requested or made in conjunction with this appraisal report. The appraisers, thereby, reserve the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental or concurrency impact studies, research, or investigation.

The American with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act.

If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

An appraisal related to an estate in land that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole.

The appraisal report related to a geographical portion of a larger parcel is applied only to such geographical portion and should not be considered as applying with equal validity to other portions of the larger parcel or tract. The value for such geographical portions plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity.

The appraisal is subject to any proposed improvements or additions being completed as set forth in the plans, specifications, and representations referred to in the report, and all work being performed in a good and workmanlike manner. The appraisal is further subject to the proposed improvements or additions being constructed in accordance with the regulations of the local, county, and state authorities. The plans, specifications, and representations referred to are an integral part of the appraisal report when new construction or new additions, renovations, refurbishing, or remodeling applies.

If this appraisal is used for mortgage loan purposes, the appraisers invite attention to the fact that (1) the equity cash requirements of the sponsor have not been analyzed, (2) the loan ratio has not been suggested, and (3) the amortization method and term have not been suggested.

The function of this report is <u>not</u> for use in conjunction with a syndication of real property. This report cannot be used for said purposes and, therefore, any use of this report relating to syndication activities is strictly prohibited and unauthorized. If such an unauthorized use of this report takes place, it is understood and agreed that Pomeroy Appraisal Associates of Florida, Inc. has no liability to the client and/or third parties.

Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Underlying Assumptions and General Limiting Conditions. The appraisers' duties, pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. However, any corrections or errors should be called to the attention of the appraisers within 60 days of the delivery of the report.

This report is intended for use only by the identified client and identified other known intended users stated within the cover letter. Use of this report by others is not intended by the appraiser.

IMPORTANT DEFINITIONS

Definition of Market Value:
The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well-informed or well-advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value Comments: The factors of utility, scarcity, desire and effective purchasing power are apparent in the definition. The implication that buyer and seller are working under equal pressure is seldom completely true, although typical motivation for each does imply a reasonable balance for a market value transaction.

Market prices do not necessarily follow all of these concepts and are often affected by salesmanship and the urgency and need of the buyer and/or seller. The central difference between market price and market value lies in the premise of knowledge and willingness both of which are contemplated in market value, but maybe not in market price. Stated differently, at any given moment of time, market value denotes what a property is actually worth under certain specified conditions, while market price denotes what it actually sold for.

Probability of Value Change: The market value of the property appraised in the report is estimated as of the aforementioned date. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after the passage of a relatively short period of time, property values may change substantially and require a review of the appraisal and recertification.

Definition of Fee Simple Estate or Interest:
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (The Dictionary of Real Estate Appraisal, Sixth Edition, by Appraisal Institute, 2015)

Definition of Highest and Best Use:
The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (The Dictionary of Real Estate Appraisal, Sixth Edition, by Appraisal Institute, 2015)

The definition immediately preceding applies specifically to the highest and best use of land and/or property. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be concluded to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Also implied is that the estimation of highest and best use results from judgment and analytical skill, i.e., that the use concluded from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the foundation on which market value rests. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.

The highest and best use of both, land as though vacant and property as improved, must meet four criteria. The highest and best use must be (1) physically possible, (2) legally permissible, (3) financially feasible, and (4) maximally productive. These criteria are usually considered sequentially; a use may be physically possible, but this is irrelevant if it is feasiblely impossible or legally prohibited. Only when there is a reasonable possibility that one of the prior, unacceptable conditions can be changed is it appropriate to proceed with the analysis. If, for example, current zoning does not permit a potential highest and best use, but there is a possibility that the zoning can be changed, the proposed use can be considered on that basis. A full analysis may be included in the report when the conclusions are based on techniques applied to identify the highest and best use among two or more potential uses. (The Appraisal of Real Estate, 14th Edition by Appraisal Institute, 2013)

VALUE AS IS: The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.

POMEROY PA **APPRAISAL ASSOCIATES OF FLORIDA, INC.**
Real Estate Appraisers — Consultants
600 N. RIDGEWOOD AVE., SUITE A, EDGEWATER, FL 32132 • TEL. 386-423-5110 • FAX 386-423-3066

RONALD S. CROUSE, ASA, CRA, IFAS

PRESIDENT POMEROY APPRAISAL ASSOCIATES OF FL. INC

CERTIFICATION AND LICENSES

Florida State-certified general real estate appraiser RZ670
Florida Real Estate Licensed Broker BL463693
FHA Approved Appraiser FLRZ670
VA Approved Appraiser #5005160
Green Qualified

PROFESSIONAL EXPERIENCE

1986 - Present	-	**Pomeroy Appraisal Associates of Fl. Inc.**
1985 – 1986	-	State of Florida Building Subcontractor
1976 – 1985	-	State of New York Building Contractor

EXPERT TESTIMONY

Has been qualified and presented testimony as an expert witness in Federal Bankruptcy Court of Orlando and Jacksonville, FL, United States District Court Middle District of Florida Orlando Division, and Circuit Court of Volusia, Seminole, and Brevard Counties.

PROFESSIONAL AFFILIATIONS

Designated - Member -Accredited Sr. Appraiser - American Society of Appraisers **(ASA)**
Designated - Member (**CRA**) - National Ass. of Review App. & Mort. Underwriters
Member of the International Right-of-Way Association
Candidate for Designation, Appraisal Institute
National Association of Realtors
Member IRWA
Member ARDA

REAL ESTATE RELATED EDUCATION

Required Appraisal Institute Courses for Appraiser Designation

AIREA - Principles Course
AIREA - Standards of Professional Practice Course
AIREA - Basic Valuation
AIREA - Capitalization Theory and Techniques, Part A
AIREA - Capitalization Theory and Techniques, Part B
AIREA - Case Studies in Real Estate Valuation
AIREA - Valuation Analysis and Report
AI - Highest and Best Use and Market Analysis
AI - Advanced Sales Comparison and Cost Approach

Additional Real Estate Courses

AI - Real Estate Finance Statistics and Valuation Modeling
AIREA - Residential Valuation
AIREA - Litigation Valuation
AIREA - Computer Assisted Investment Analysis
Architectural Drafting and Blueprint Reading Courses
Florida Real Estate Course #1
BITA - Home Inspection Course
Appraising Green Homes: Construction Methods and Trends
Appraising Green Homes: Valuation Techniques and Applications

Partial List of Seminars

Rates, Ratios and Reasonableness
Principles of Capitalization
Standards of Professional Practice, Part B
Understanding Limited App. & Rep. Options
USPAP/Law Update
Marshall and Swift Comm. Cost Est. Seminar
Standards of Professional Practice, Part C
IRWA Easement Valuation
Real Estate Appraisal Methods
Standards of Professional Practice, Part A
Business Valuation, Parts 1 and 2
The Appraisers Complete Review Seminar
Accrued Depreciation Seminar
Eminent Domain
Appraising 2 to 4-Family Residence
Business Practices and Ethics

PARTIAL LIST OF PROPERTY TYPES APPRAISED

Vacant Land:	Urban, rural, commercial, multi-family, industrial, planned development, residential, agricultural, and mixed use.
Improved Properties:	Residential, commercial, industrial, multi-family, shopping centers, planned developments, professional/medical office buildings, time share projects, and mixed use properties.
Special Use Properties:	Golf courses, marinas, billboards, railroad right-of-way, road right-of-way, and wetlands.
Partial Interest:	Leasehold/leased fee, utility easements, drainage easements, construction easements, eminent- domain valuations, land leases, and Limited Partnerships.
Review:	Review experience for FDOT, St. Johns Water Mgt. Brevard County Property Acquisition, Various Banks and Attorneys.
Litigation:	Ronald Crouse Has been qualified and presented testimony as an expert witness in Federal Bankruptcy Court of Orlando and Jacksonville, FL, United States District Court Middle District of Florida Orlando Division, and Circuit Court of Volusia, Seminole, and Brevard Counties.

Engaged full-time in professional appraisal and counseling services related to all types of real estate for a wide variety of clients, including Banks, local and state government agencies, attorneys, and private clients.

PARTIAL LIST OF CLIENTS - PAAFL

Government Agencies

St Johns Water Management
Division of State Lands, Trust for Public Lands
Florida Communities Trust
Florida Department of Environmental Protection
Seminole, Volusia, Brevard, Flagler, Lake Counties Various cities and municipalities
Florida Department of Transportation

Partial List of Lending Institutions

National Bank of Commerce
Reunion Bank
Seacoast Bank
Ameris Bank
Regions Bank
Wells Fargo
Iberia Bank
Suntrust Bank

RAIL CORRIDOR ASSIGNMENTS COMPLETED

- Rail assignment for the State of Arizona Department of Revenue in connection with a tax proceeding, involving all operating real estate owned by the Southern Pacific Railroad Company in that state.
- Assignment 81-mile rail corridor owned by CSXT for the Florida Department of Transportation. Highest and best use was for continued transportation corridor use.
- Assignment included the appraisal of a number of surplus parcels of real estate spread throughout the Twin Cities of Minneapolis and St. Paul.
- Assignment Florida East Coast Railway for the Florida Department of Revenue, beginning in Duval County and terminating in Dade, County.
- Assignment a 239± mile active rail corridor owned by (CP) Canadian Pacific Railroad for use in conjunction with its proposed abandonment. The right-of-way covered a six (6) county area, across the entire state of Maine, from Vanceboro to the Quebec border.
- Assisted Florida Power & Light Co. with lands of Florida East Coast Railroad.
- Assisted City of West Palm Beach, Florida, regarding FEC Railroad.
- Helped prepared a fiber-optics rental study of American Major Class I Railroads on behalf of Canadian Pacific Limited. Suppliers and users of railroad corridors, as well as alternative routes (i.e., pipelines, highways, transmission lines, etc.) were interviewed.
- OGT/Jacksonville - Baldwin Trail Extension, BA# 07-6522
  2.03± miles CSX Railroad, Duval & Nassau County
  Estimated Market Value using across-the-fence (ATF) method with consideration of Enhancement Factor.
- OGT/Alachua Rail Trail, BA# 04-5945B
  2.33± miles CSX Railroad Gainesville, Alachua County
  Estimated Market Value using across-the-fence (ATF) method with consideration of Enhancement Factor.
- OGT Brevard/Volusia Rail Trail, BA# 03-5663
  51± miles FEC Railroad, Brevard/Volusia County
  Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Central Florida Commuter Rail
  61± miles CSX Railroad, Volusia, Seminole, Orange and Osceola Counties
  Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Maitland Avenue Extension Various segments of railroad
  CSX Railroad, Orange County
  Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Seminole County Rails to Trails
  5± miles CSX Railroad, Seminole County
  Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Proposed Ludlum Greenway Trail
  6.2± miles FEC Railroad, Miami-Dade County
  Estimated Market Value using ATF method with consideration of Enhancement Factor.

APPRAISAL AND REVIEW EXPERIENCE:

Pomeroy Appraisal Associates has been doing Eminent Domain Appraisals for the last 30 years.

Sample of Major Eminent Domain projects by Mr. Crouse (Appraiser of Record):

Project	Client	Year	Attorney	No. of Parcels
Old Kings Road Widening, Palm Coast Flagler County	City of Palm Coast	current	N/A	40
Road Widening, SR 442 interchange with I-95 in Edgewater Volusia County	City of Edgewater	2016	Erin Wolfe	1
6.2-mile FEC Railroad Corridor Miami-Dade County	Trust for Public Lands	2014	N/A	N/A
Palm Coast Pkwy & Old Kings Road Flagler County	City of Palm Coast	2012	N/A	15+

Review Experience:
Sample of review work done for *FDOT*, SJWMD, etc. by Mr. Crouse (Appraiser of Record):

Project	Client	Year	Attorney	No. of Parcels
Multiple Parcels	SJRWM	Current	N/A	2
Multiple Parcels	SJRWM	2020	N/A	3
Multiple Parcels	SJRWM	2019	N/A	6
Multiple Parcels	SJRWM	2018	N/A	12
Widening of SR 417 in Oviedo Seminole County	Florida Turnpike Authority	2016	N/A	1
SR 15 (US 17) in Satsuma Putnam County	FDOT	2014	N/A	36
SR 313 St. Johns County	FDOT	2014	N/A	24

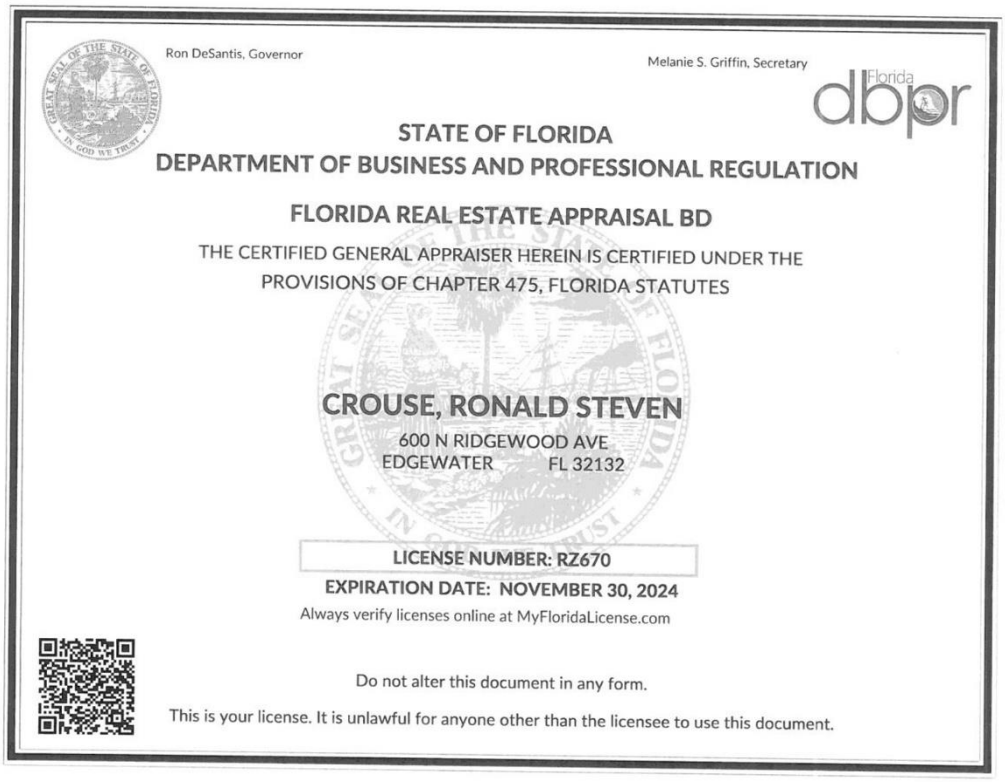
Sample of assignments completed years 2019 to present for local government agencies

Year	STREET	LOCATION	CLIENT	TYPE OF PROPERTY
2019	448 SHORES BLVD	ST AUGUSTINE	ST JOHNS CNTY	OLD FIRE STATION PROPERTY
2019	OLD MOULTRIE RD	ST AUGUSTINE	ST JOHNS CNTY	VACANT PARCEL
2019	2490 OLD MOULTRI ROAD	ST AUGUSTINE	ST JOHNS CNTY	VACANT PARCEL
2019	572 WASHINGTON ST	NSB	CITY OF NSB	SFR
2019	2375 OLD MOULTRIE ROAD	ST AUGUSTINE	ST JOHNS CNTY	VACANT PARCEL
2019	4190 SPRUCE CREEK ROAD	PORT ORANGE	CITY OF PORT ORANGE	RESTRICTED - SINGLE FAMILY
2019	VILANO ROAD	ST AUGUSTINE	ST JOHNS CNTY	VACANT WATERFRONT LAND
2019	EAST HAMPTON BLVD	PALM COAST	CITY OF PALM COAT	VACANT LAND-RESTRICTED
2019	BOOKER STREET	EDGEWATER	CITY OF EDGEWATER	VACANT LAND
2019	TECHNOLOGY BLVD	DAYTONA BCH	VOL CO SCHOOL BOARD	VACANT LAND
2019	401 TIMAQUAN TRAIL	EDGEWATER	CITY OF EDGEWATER	VACANT LAND
2019	EUCLID AVENUE	ST AUG BEACH	ST JOHNS CTY	VACANT LAND
2019	NSB AIRPORT	NSB	City of NSB -Airport	UPDATE 3 PARCELS
2019	WINTON CIRCLE	ST JOHNS CTY	ST JOHNS CTY	EASEMENT
2019	JUSTICE LANE	BUNNELL	FLAGLER COUNTY	VACANT LOT
2020	TURNBULL CREEK PARCELS	NSB	CITY OF NSB	PHASE 1 - MULTIPLE
2020	3641 S. RIDGEWOOD AVE	PORT ORANGE	CITY OF PORT ORANGE	OFFICE & LAND
2020	11 INDUSTRY DRIVE	PALM COAST	CITY OF PALM COAST	INDUSTRIAL LAND
2020	SR 16	ST. JOHNS COUNTY	ST. JOHNS CO.	VACANT PUD LAND
2020	111 PORPOISE POINT	ST. JOHNS COUNTY	ST. JOHNS CO.	DRAINAGE EASEMENT
2020	SR 16	ST. JOHNS COUNTY	ST. JOHNS CO.	VACANT LOT
2020	SR 44 & CR 4139	DELAND	VOL. CO. SCHOOL BOARD	VACANT LAND
2020	TURNBULL CREEK P# 95, 96, 109	NSB	CITY OF NSB	VACANT LAND
2020	405 PORPOISE POINT	ST. JOHNS COUNTY	ST. JOHNS CO.	DRAINAGE EASEMENT
2020	FLAGLER AV & WASHINGTON ST	NSB	CITY OF NSB	COMM BLDG & VACANT LAND
2020	31 JAROSZ STREET	PALM COAST	CITY OF PALM COAST	SFR
2020	214 COLUMBUS AVE	NSB	CITY OF NSB	SFR
2021	N DIXIE FREEWAY	NSB	CITY OF NSB	OFFICE BUILDING
2021	801 SOUTH STREET	NSB	CITY OF NSB	LAND LEASE
2021	ST. JOHNS AVE	HASTING SJC	ST. JOHNS COUNTY	VACANT LAND
2021	NOVA & BIG TREE	DAYTONA BEACH	VOLUSIA COUNTY SB	VACANT LAND
2021	AG CENTER DRIVE	ST. AUGUSTINE	ST. JOHNS COUNTY	SHOOTING RANGE
2021	1500 LEXINGTON AVE	DELAND	VOL CO SCHOOL BOARD	INDUSTRIAL PROPERTY
2021	4951 STATE ROAD 207	ST JOHNS COUNTY	ST. JOHNS COUNTY	VACANT RESIDENTIAL LOT
2021	124 INDUSTRIAL PARK AVE	NSB	CITY OF NSB	LAND ONLY

TRIAL EXPERIENCE:

Ronald S. Crouse, ASA CRA, IFAS

Mr. Crouse has considerable experience as an expert witness and has been qualified as an expert in Volusia, Brevard and Seminole counties as well as federal courts in Orlando and Jacksonville, Florida. He was the appraiser of record for Brevard County Beach Restoration project with the issue being public vs. private beach rights which is now used as case law on this subject. He is often involved in providing valuation testimony in divorce cases, deficiency judgments and other types of litigation. *The most recent trial Mr. Crouse had to testify at as an expert witness was the Road Widening of SR 442 interchange with I-95 in Edgewater, Volusia County.*



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

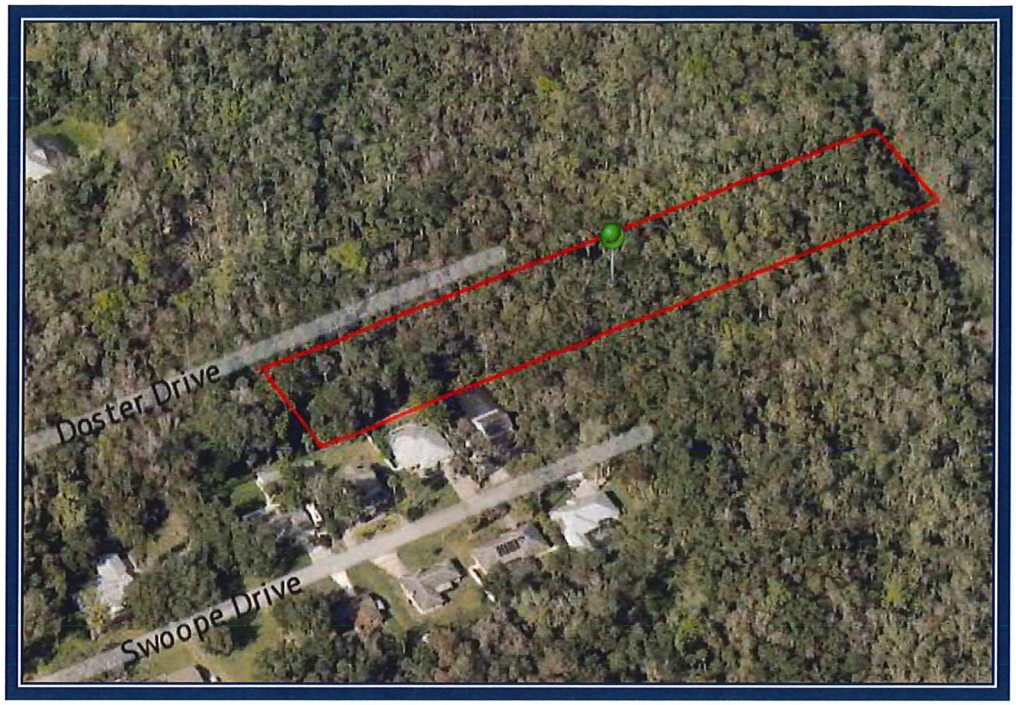
CROUSE, RONALD STEVEN
600 N RIDGEWOOD AVE
EDGEWATER FL 32132

LICENSE NUMBER: RZ670
EXPIRATION DATE: NOVEMBER 30, 2024
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

RESTRICTED APPRAISAL REPORT



2.75± ACRES UNIMPROVED LAND

TAX PARCEL #7344-03-00-0440
LOCATED ON THE S/S OF DOSTER DRIVE
NEW SMYRNA BEACH, FL 32168

PREPARED FOR

CITY OF NEW SMYRNA BEACH
C/O MR. RON NEIBERT
ASSISTANT CITY MANAGER
210 SAMS AVENUE
NEW SMYRNA BEACH, FL 32168

AS OF

DECEMBER 30, 2024

HEFFINGTON & ASSOCIATES, LLC
911 BEVILLE ROAD, STE. 8 / DAYTONA BEACH, FL 32119 / (386) 760-7601 / FAX (386) 760-5161

HEFFINGTON & ASSOCIATES, LLC
911 BEVILLE ROAD, STE. 8 / DAYTONA BEACH, FL 32119 / (386) 760-7601 / FAX (386) 760-5161

January 6, 2025

City of New Smyrna Beach
c/o Mr. Ron Neibert
Assistant City Manager
210 Sams Avenue
New Smyrna Beach, FL 32168

Dear Mr. Neibert:

In accordance with your request, we hereby submit a ***Restricted Appraisal Report*** on the following property:

2.75± ACRES OF UNIMPROVED LAND

TAX PARCEL #7344-03-00-0440
S/S DOSTER DRIVE
NEW SMYRNA BEACH, FL 32168

The purpose of the Restricted Appraisal Report is to form an opinion of *Market Value* for the above referenced property *"As Is",* to a single purchaser on a cash equivalent basis, assuming a reasonable marketing period. This property is appraised as a Fee Simple Estate, subject to typical mortgage loan encumbrances and utility easements. The intended use of the Restricted Appraisal Report is to assist the client in purchase negotiations. The intended user is *The City of New Smyrna Beach, c/o Mr. Ron Neibert.*

After careful investigation, it is our opinion the subject's estimated "*As Is*" **Market Value** of the Fee Simple Estate, as of December 30, 2024, was:

ESTIMATED "AS IS" MARKET VALUE

ONE HUNDRED FORTY- NINE THOUSAND DOLLARS

($149,000)

Note: The subject is located on Doster Drive, a platted, unopened right-of-way. The value estimate provided in this report assumes the platted right-of-way could be opened to the subject site. This is an extraordinary assumption that may have affected the assignment results.

As requested, we have prepared a Restricted Appraisal Report. Therefore, a significant portion of the appraisal report has been abbreviated, specifically regarding the communication, presentation, and analysis of data. It should also be noted that there is a sufficiency of additional property information and market data retained within the appraiser's files which has been analyzed and serves to support the values and conclusions contained within the attached report. *The value contained within this letter is not valid unless it is attached to the accompanying Restricted Appraisal Report.*

It should be noted that this appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount which would result in the approval of a loan. Furthermore, our compensation is not contingent upon the reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. I am currently certified under this program.*

If you should have any questions concerning this report, please do not hesitate to contact our office.

Respectfully submitted,

HEFFINGTON AND ASSOCIATES, LLC

*R. Todd Heffington, MAI
Cert Gen RZ 2368

Martin J. Concannon
Cert Gen RZ 907

RTH:MJC/jd
Enclosures

TABLE OF CONTENTS

INTRODUCTION
CERTIFICATION ..... -1-
ASSUMPTIONS, LIMITING CONDITIONS & EXTRAORDINARY ASSUMPTIONS ..... -2-
EXECUTIVE SUMMARY ..... -5-
PURPOSE OF THE APPRAISAL ..... -6-
MARKET VALUE DEFINITION ..... -6-
EFFECTIVE DATE/DATE OF VALUE ..... -6-
INTENDED USE OF THE REPORT ..... -6-
INTEREST VALUED ..... -6-
LEGAL DESCRIPTION ..... -6-
THREE YEAR SALES HISTORY ..... -7-
REAL PROPERTY TAX ASSESSMENT ..... -7-
IDENTIFICATION OF THE SUBJECT PROPERTY ..... -7-
LAND USE PLANNING, ZONING, CONCURRENCY ..... -7-
SCOPE OF WORK ..... -8-
ESTIMATED EXPOSURE TIME ..... -8-

DESCRIPTION OF REAL ESTATE APPRAISED
FLOOD MAP ..... -10-
ZONING MAP ..... -11-
PLAT MAP ..... -12-
DESCRIPTION OF THE SITE ..... -13-
HIGHEST & BEST USE ..... -13-
NATIONAL WETLANDS INVENTORY MAP ..... -14-

DIRECT SALES COMPARISON APPROACH ..... -15-
COMPARABLE SALES ADJUSTMENT GRID ..... -16-
COMPARABLE SALES LOCATION MAP ..... -17-
COMPARABLE PHOTOGRAPHS ..... -18-
ANALYSIS OF COMPARABLE SALES ..... -20-
FINAL OPINION OF VALUE ..... -21-

ADDENDA
ENGAGEMENT LETTER
VOLUSIA COUNTY PROPERTY APPRAISER'S RECORD CARD
LATEST DEED DATED MAY 29, 2020
R-4, VOLUSIA COUNTY URBAN SINGLE FAMILY RESIDENTIAL ZONING ORDINANCE
R-C, VOLUSIA COUNTY RESOURCE CORRIDOR ZONING ORDINANCE
NATIONAL WETLAND INVENTORY MAP CLASSIFICATION - SUBJECT PROPERTY
NEIGHBORHOOD MAP
QUALIFICATIONS OF THE APPRAISERS

CERTIFICATION

The undersigned do hereby certify that, except as otherwise noted in this appraisal report:

1. To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the subject property, or the parties involved, that is the subject of this appraisal report.
4. I have no personal interest or bias with respect to the subject matter of this appraisal report nor the parties involved. My employment is not contingent on the amount reported.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions and conclusion were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice.
8. I have made a thorough inspection and careful investigation of the property herein described.
9. Martin J. Concannon, Cert. Gen. RZ 907, provided professional assistance in the data collection, writing and preparation of this appraisal report. The analysis and value conclusions were a joint effort.
10. This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. That, as of the date of this report, the undersigned has completed the requirements of the continuing education of the Appraisal Institute and is currently certified as a General Real Estate Appraiser by the State of Florida.
13. I certify that, to the best of my knowledge and belief, the reported analyses, opinions, or conclusions were developed, and this report has been prepared in conformity with the requirements of the State of Florida for state-certified appraisals (Florida Statutes, Chapter 475, Part II). The use of this report is subject to the requirements of the State of Florida related to review by the Florida Appraisal Board.
14. The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. I, R. Todd Heffington, MAI, am currently certified under this program.
15. I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Martin J. Concannon
Cert. Gen. RZ 907
☑ Did ☐ Did Not
Inspect Property

R. Todd Heffington, MAI
Cert. Gen. RZ 2368
☐ Did ☐ Did Not
Inspect Property

HYPOTHETICAL CONDITIONS

1. None

EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS

1. **Note:** The subject is located on Doster Drive, a platted, a platted, unopened right-of-way. The value estimate provided in this report assumes the platted right-of-way could be opened to the subject site. This is an extraordinary assumption that may have affected the assignment results.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal is intended to comply with the Scope of Work requirements enacted July 1, 2006 by the Uniform Standards of Professional Appraisal Practice.

2. This is a Restricted Use Report Format, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's work file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property. The appraisers are not experts in engineering or construction and are not licensed constructions contractors.

8. It is assumed that there are no hidden or unapparent conditions on the property, subsoil, or structures that render it more or less valuable but are not apparent. This appraiser can assume no responsibility for such conditions or for arranging for engineering studies that may be required to discover them.

9. It is assumed that there is full compliance with all federal, state and local environmental regulations and laws unless otherwise stated in this report.

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

13. It is assumed that the utilization of the land and improvements is within the boundaries or property liens of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumptions that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with requirements of the Americans with Disabilities Act ("ADA") which became effective January 26, 1992. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

16. Any proposed improvements are assumed to be completed in a professional manner in accordance with the submitted plans and specifications.

17. The distribution, if any, of the total valuation in this report between land and improvements, applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

18. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

20. The appraiser, by reason of this report, is not required to give testimony or attend court or any governmental hearing with reference to the property in question, unless arrangements have been previously made therefore.

PURPOSE OF THE APPRAISAL

The *purpose* of the appraisal is to form an opinion of Market Value of the subject property ***"As Is"***. The property is appraised as a Fee Simple Estate, subject to typical mortgage loan encumbrances and utility easements.

MARKET VALUE DEFINITION

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus." Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and each acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." [1]

EFFECTIVE DATE OF VALUE/ DATE OF THE APPRAISAL

The *effective date* of the appraisal is December 30, 2024. The *date* of the report is January 6, 2025.

INTENDED USE AND INTENDED USER OF THE APPRAISAL

The intended use of the Restricted Appraisal Report is to assist the client in purchase negotiations. The intended user is *The City of New Smyrna Beach, c/o Mr. Ron Neibert.*

INTEREST VALUED

The subject property is appraised as a Fee Simple Estate. As defined in the Dictionary of Real Estate Appraisal published by the American Institute of Real Estate Appraisers, a Fee Simple Estate is the *"Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation."*

LEGAL DESCRIPTION

LOTS 44 TO 47 INC CORBIN PARK SUB NO 3 MB 23 PG 146, PRVCF

[1] FDIC Interagency Appraisal and Evaluation Guidelines, December 2, 2010

THREE YEAR SALES HISTORY

Based on a review of the public records, it does not appear as if the subject has transferred within the last three years. The subject property is not listed for sale at this time. The subject last sold for $70,000 on May 29, 2020. A copy of the deed is presented in the Addenda of this report.

REAL PROPERTY ASSESSMENT

The subject property is currently assessed by the Volusia County Tax Assessor for ad valorem taxes for the year 2024. The Volusia County Council of Governments determines the millage rate used in calculating the tax bill in October of each year. The tax collector issues the tax bill providing for a 4 percent discount of the bill if paid in November, a 3 percent discount for payment in December, a 2 percent discount if paid in January, and a 1 percent discount for payment in February. All taxes be come delinquent after March 31st of each year.

Tax Parcel No.	Assessed Value	Taxable Value	Total Gross Taxes
7344-03-00-0440	$2,288	$2,288	$257.11

Taxes for this area are based on a millage rate of 17.60360 for 2024. Based on our analysis of the subject property and the final estimate of value, the assessment appears to be very favorable in the local market in terms of value as previously defined within this report. It should be noted the Volusia County Property Appraiser's assessment has *not* been relied upon in valuing the subject property and the assessment is included herein for informational purposes only.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject site consists of 2.75± acres of unimproved residential land located on the south side of Doster Drive, just east of Corbin Park Road, in New Smyrna Beach, Voluisa County, Florida.

LAND USE PLANNING, ZONING, CONCURRENCY

The subject site is zoned R-4, Urban Single Family and RC, Resource Corridor by the County of Volusia. The subject's zoning is consistent with the adopted Comprehensive Land Use Plan designation which is ULI, Urban Low Intensity and RC, Resource Corridor. There are no known pending public developments or regulations likely to have an affect on the future zoning of the subject property. Based on an analysis of various parcels in this area, concurrency is not a limiting factor with respect to new development. The R-4 zoning classification requires a minimum site size of 7,500 square feet for development. That portion of the subject site zoned RC would require additional environmental impact studies conducted before any development could take place. A copy of the R-4, Urban Single Family and the RC, Resource Corridor zoning ordinances are presented in the Addenda of this report.

SCOPE OF WORK

Scope of Work is defined as the type and extent of research and analyses in an appraisal or appraisal review assignment. In order to produce a credible assignment, the appraisal work and analysis included:

* physically inspecting the subject property as well as the surrounding market area;
* an analysis of regional and market area trends, including social, economic, governmental and environmental influences;
* an analysis of general value influences in the subject's competitive market;
* research of applicable tax data and physical characteristics;
* an analysis of the building improvements;
* an analysis of the highest and best use of the subject property, which considered pertinent variables, such as property characteristics, zoning, future land use, and support facilities, as well as exposure time; and,
* application of the Direct Sales Comparison Approach to arrive at an indication of value for the subject property "As Is".

Careful consideration was given to the applicability of each of the three approaches to value in this report. The subject of this appraisal assignment comprises the valuation of an unimproved parcel of residential land. In this case, only the Direct Sales Comparison Approach will be processed to form an opinion of Market Value, which is considered most credible when appraising this type of property (vacant residential land). Sufficient data was available in order to be reconciled into a final valuation estimate for the subject property.

In this case, the Cost and Income Approaches were not processed. The absence of these approaches are not intended to mislead the client.

The process of collecting data involved a search of the market area for comparable sales and listings. The search was made using data from the Volusia County Property Appraiser's Offices, the Clerk of the Circuit Court Official Record Books, the Multiple Listing Services, CoStar Research, conversations with local Realtors, LoopNet, etc.

Martin J. Concannon, Cert Gen RZ 907, provided significant professional assistance in the preparation of this appraisal report. The assistance included sales research, valuation analyses, property inspection, and assistance in the writing of the appraisal report. The analyses, valuations, and conclusions were a joint effort between R. Todd Heffington, MAI, and Martin J. Concannon. This is a Restricted Appraisal Report and further supporting documentation is retained in the appraiser's file.

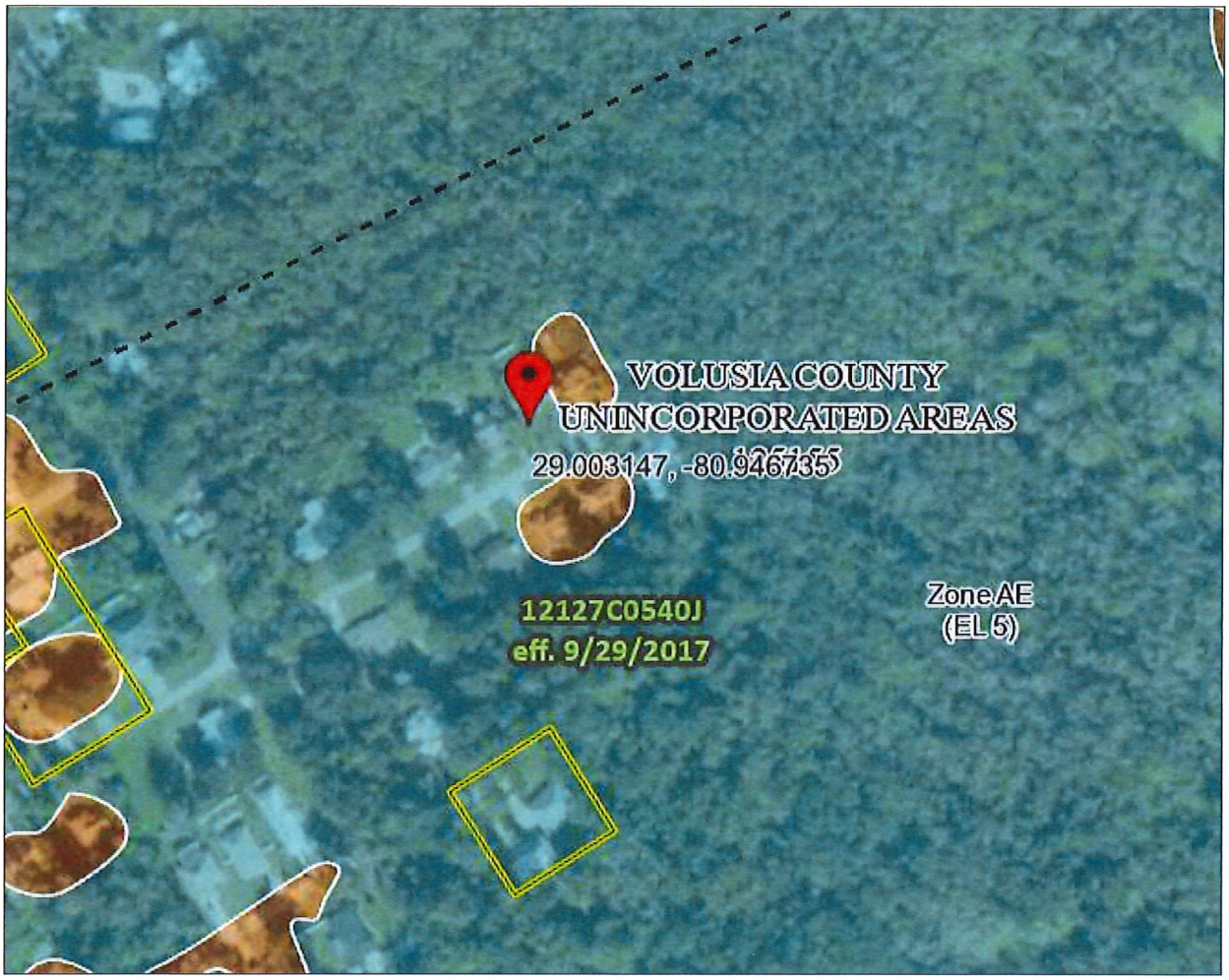
ESTIMATED EXPOSURE TIME

The Dictionary of Real Estate Appraisal, 3rd Edition, defines *Exposure* on page 126 as: The time a property remains on the market, or the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always considered to occur prior to the effective date of the appraisal.

The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

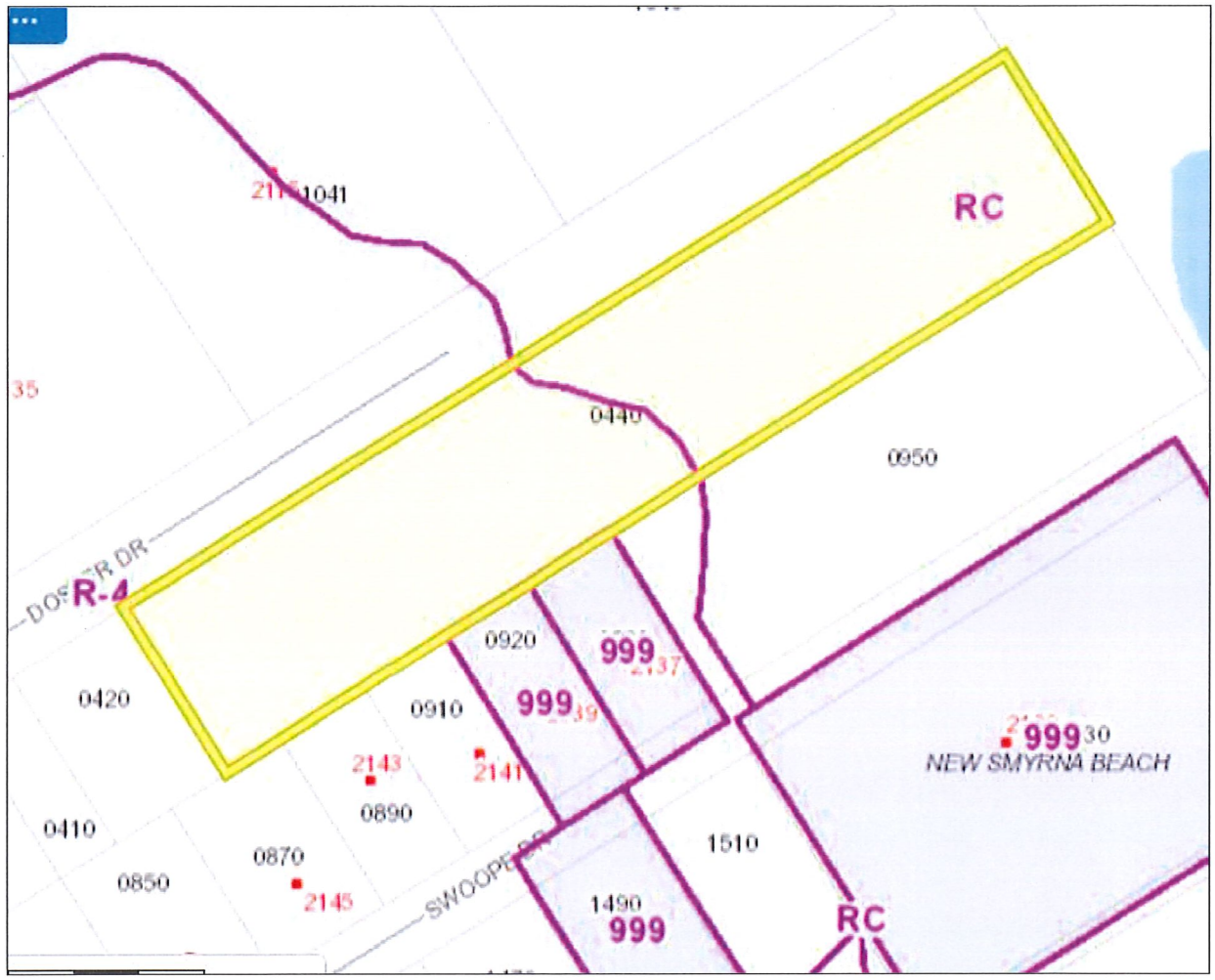
The Steller Multiple Listing Service indicated that from January 1, 2024 until December 31, 2024, (one year), the average days on the market for unimproved residential land was approximately 2 months to closing and these properties sold at a list to sell ratio of 91.0 percent. Therefore, we feel that with effective marketing and exposure, it may be possible for the subject to transfer within approximately 2 to 6 months at or near the appraised value estimate provided herein. This opinion also considers the subject property being placed on the market with a concentrated marketing effort by a knowledgeable and competent professional.

FLOOD MAP

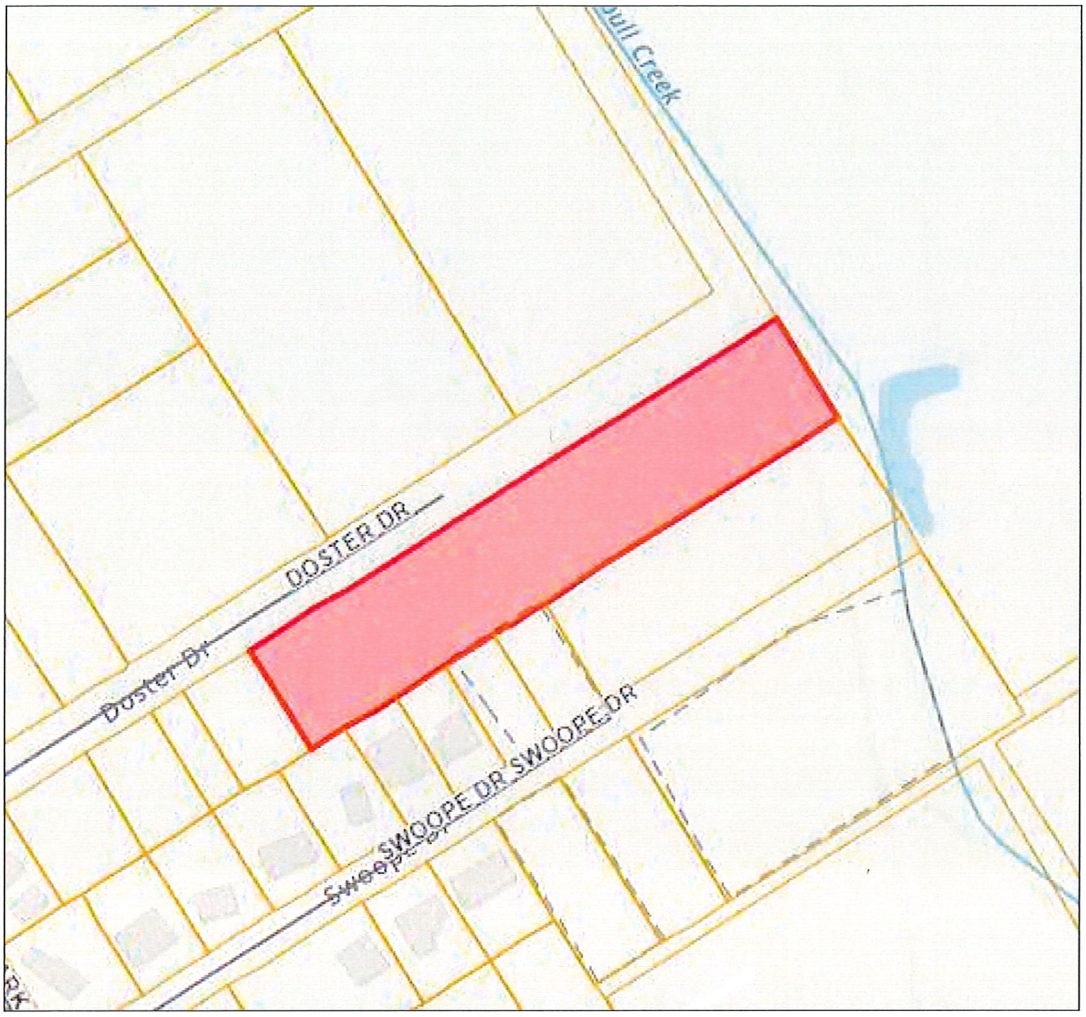

VOLUSIA COUNTY
UNINCORPORATED AREAS
29.003147, -80.946735
12127C0540J
eff. 9/29/2017
Zone AE
(EL 5)

ZONING MAP

R-4, URBAN SINGLE-FAMILY & RC, RESOURCE CORRIDOR, VOLUSIA COUNTY



PROPERTY APPRAISER' PLAT



DESCRIPTION OF THE SITE

Location, Size, and Shape: The subject site is located on the south side of Doster Drive, just east of Corbin Park Road, in New Smyrna Beach, Volusia County, Florida. The subject site is actually in unincorporated Volusia County. The site is rectangular and contains **2.75± acres** of land area. The site has approximately 800 feet of frontage on Doster Drive (unopened) and a depth of 150± feet. We were not provided with an up-to-date survey or legal description. In the event a current survey indicates a significant difference from the site estimate shown herein, we reserve the right to adjust this report accordingly. Please refer to the previous page for visual orientation.

Access: The subject site is located on the south side of Doster Drive, a platted, unopened right-of-way. Doster Drive intersects with Corbin Park Drive just to the west of the subject. Corbin Park Drive provides direct access to State Road 44. It is our assumption that Doster Drive could be opened to the subject site for vehicular access.

Topography And Drainage: The site is generally level and is heavily wooded. The National Wetlands Inventory Map indicates that almost the entire site (90 percent) is classified as wetlands PSS3AD (see Addenda for details). There is no indication of wetlands on the Volusia County Property Appraiser's record card. The appraisers were not provided with wetland survey or topographical survey. At the time of our inspection, there were no apparent unfavorable soil conditions found which might adversely affect the subject site. In the event soil tests or other sources should indicate detrimental soil conditions, the appraisers reserve the right to modify the value conclusions accordingly.

Utilities/Services Available: There are currently no public utilities are available to the subject site. All utilities would have to be extended to the site for development. On-site utilities are typical for this area and this factor is not considered to negatively impact the site's marketability. Police and fire protection are provided by the County of Volusia and the City of New Smyrna Beach. Telephone service is supplied by publicly regulated companies. Trash and garbage pick-up is contracted by a private company.

Flood Plain Data: Based on the FEMA issued flood maps, the majority of the subject site is in a Flood Zone "AE", Community Panel No. 12127C0540J, dated September 9, 2017. The exact determination should be made by a surveyor. Flood Zone "AE" is an area designated as a high-risk flood zone by FEMA because of its proximity to floodplains, rivers, lakes, and other bodies of water.

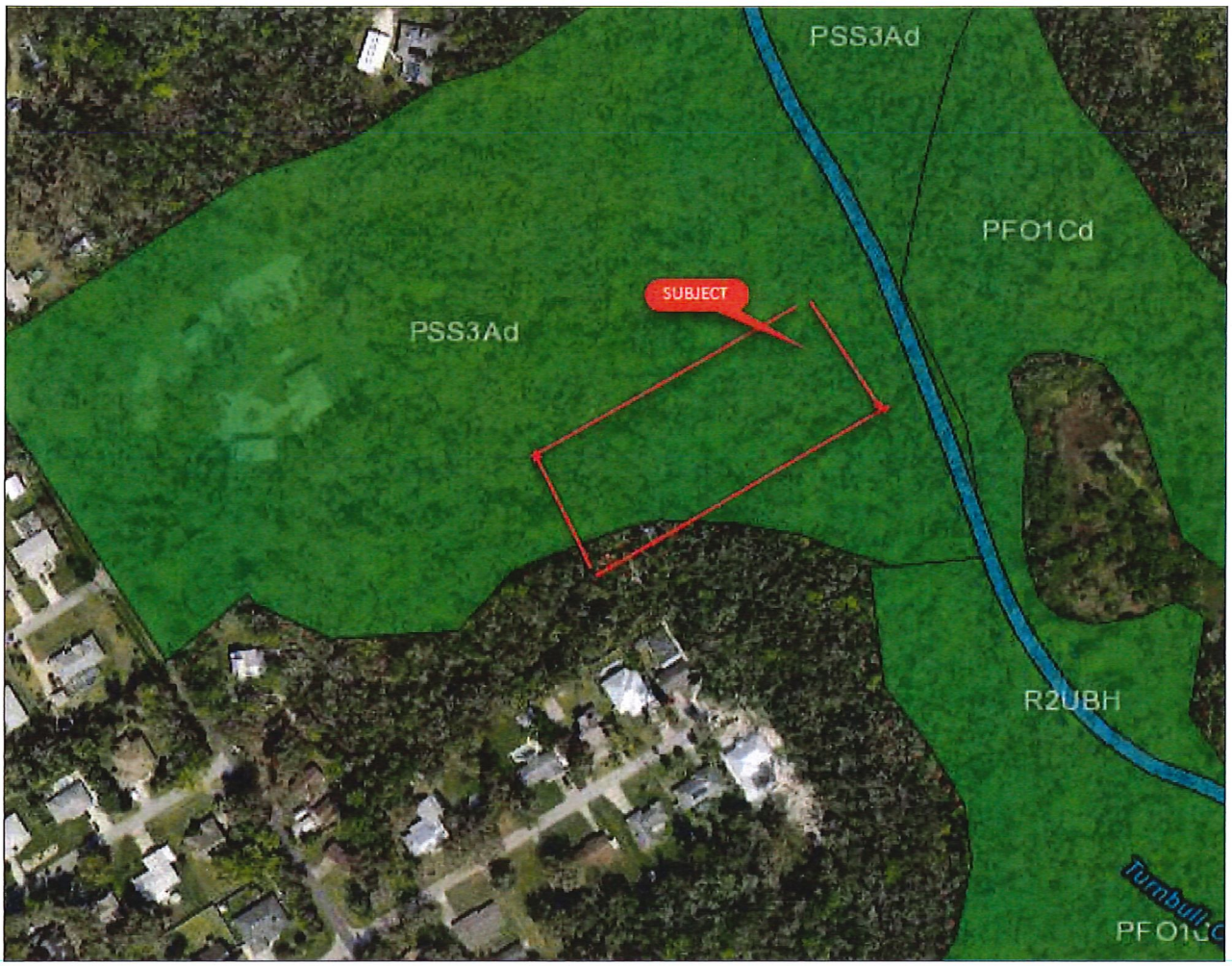
Easements, Encroachments, or Restrictions: Typical utility easements may apply. An up-to-date title search and survey is recommended.

Nearby Land Uses: Single family dwellings, small acreage tracts of undeveloped land.

Highest and Best Use Estimate

As If Vacant: Residential Development

NATIONAL WETLANDS INVENTORY MAP



DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach, or Market Data Approach as it is sometimes referred to, is an appraisal technique which utilizes recent transactions of similar comparable properties to derive an indication of value for the subject. These comparable properties are adjusted for variables to enhance their degree of comparability to the subject. Based upon those adjustments supported by market evidence, the appraisers are then able to develop a clear indication of value for the subject. This technique is particularly accurate when there is an active and normal sales market of similar properties and when the details of the transactions can be verified by reliable sources involved in the sale.

The Direct Sales Comparison Approach is based upon the principle of substitution, in that a knowledgeable buyer will not pay any more for a particular property than what it would cost to purchase a duplicate property with equal utility.

The *unit of comparison* utilized in this section of the report is based on the *selling price per acre of land area,* which is generally recognized as the best means of relating small acreage tracts of residential land similar to the subject property.

The sales represent transactions which are considered comparable properties that represent valid indications of market activity and demand for this type of property in this locale. Though these transactions demonstrate a wide range in selling price per acre of land area, they bracket the subject's features and help narrow the value range.

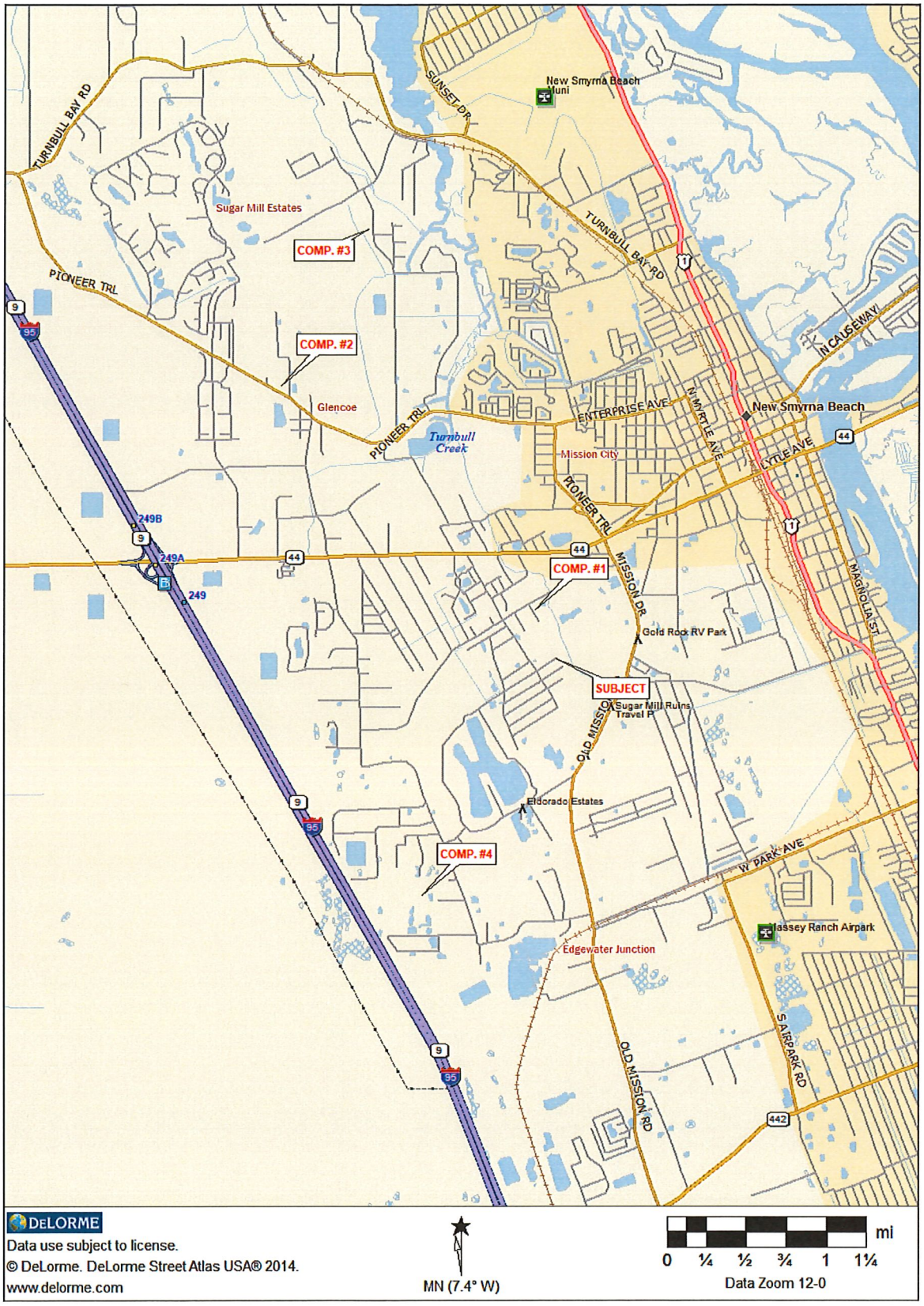
A grid sheet analysis depicting adjustments to each comparable for its differences with the subject is presented on the following page followed by a location map and final analysis.

COMPARABLE SALES ADJUSTMENT GRID

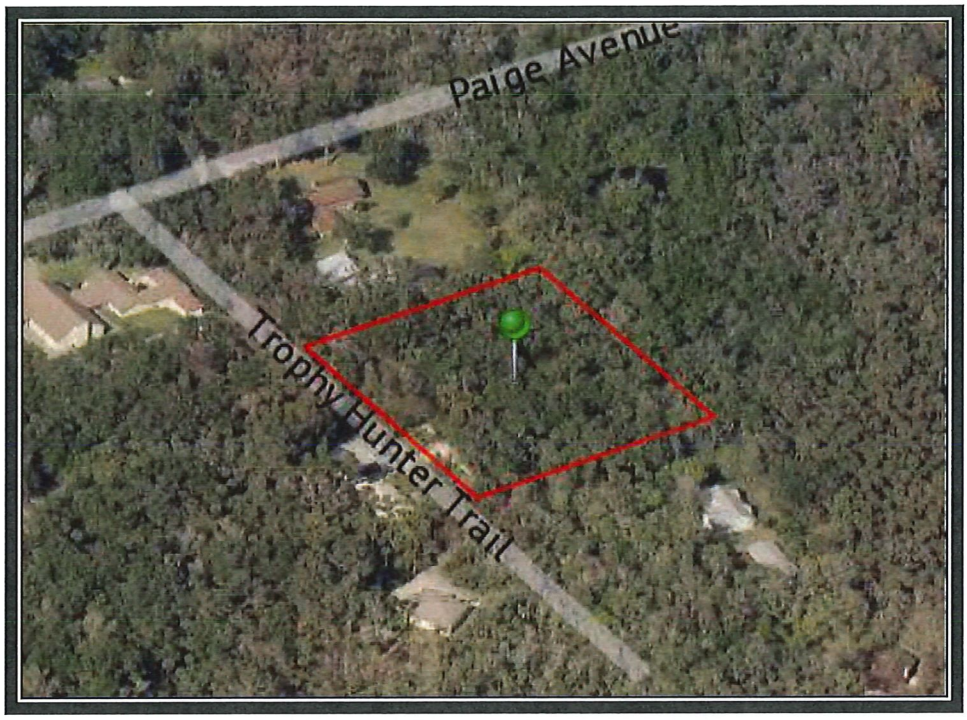
	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	COMPARABLE NO. 4
SALES INFORMATION	S/S DOSTER DRIVE	725 TROPHY HUNTER TRAIL	2585 PIONEER TRAIL	1172 WILLIAMS ROAD	2516 GLENHAVEN STREET
PROPERTY ADDRESS	NEW SMYRNA BEACH	NEW SMYRNA BEACH	NEW SMYRNA BEACH	NEW SMYRNA BEACH	NEW SMYRNA BEACH
GRANTOR	TAD D. JOHNSON, ET UX	FRANK V. HOEGLER, ET UX	TRAVOUS DEVER	ANTOINETTE JONES, ET UX	VINCENT J. SATTANI, III
GRANTEE	N/A	SHERRY RUPKE	GORDON EDWIN BAKER, ET UX	DEREK C. MORRISON, ET AL	JACK LACAILLADE, ET UX
OR BK/PG	N/A	8554/1851	8520/4967	8600/1198	8603/2308
SALE PRICE	N/A	$240,000	$150,000	$299,999	$226,800
PRICE/PER ACRE	**$0.00**	**$96,000**	**$137,741**	**$96,277**	**$90,720**
PRIMARY ADJUSTMENTS					
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
ADJUSTMENT	0%	0%	0%	0%	0%
ADJUSTMENT PRICE/ACRE	$0	96,000	$137,741	$96,277	$90,720
FINANCING	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
ADJUSTMENT	0%	0%	0%	0%	0%
ADJUSTMENT PRICE/ACRE	$0	$96,000	$137,741	$96,277	$90,720
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
ADJUSTMENT	0%	0%	0%	0%	0%
ADJUSTMENT PRICE/ACRE	$0	$96,000	$137,741	$96,277	$90,720
SALE DATE	N/A	05/24	02/24	08/24	08/24
ADJUSTMENT	0%	0%	0%	0%	0%
ADJUSTED PRICE/P.D.U.		**$96,000**	**$137,741**	**$96,277**	**$90,720**
OTHER ADJUSTMENTS					
LOCATION	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE
ADJUSTMENT	0%	0%	0%	0%	0%
INGRESS/EGRESS	RD. WOULD NEED TO BE OPENED	ROAD ACCESS/GRAVEL	ROAD ACCESS/ASPHALT	ROAD ACCESS/ASPHALT	ROAD ACCESS/GRAVEL
ADJUSTMENT	0%	-10%	-20%	-20%	-10%
SIZE (ACRES)	2.75	2.50	1.089	3.116	2.50
ADJUSTMENT	0%	0%	-15%	0%	0%
SHAPE	RECTANGULAR	RECTANGULAR	RECTANGULAR	RECTANGULAR	SLIGHTLY IRREGULAR
ADJUSTMENT	0%	0%	0%	0%	0%
TOPOGRAPHY	HEAVILY WOODED/LEVEL APPROX. 90% WETLANDS	HEAVILY WOODED/LEVEL NO WETLAND	PARTIALLY CLEARED NO WETLAND	PARTIALLY CLEARED APPROX. 22% WETLAND	CLEARED NO WETLANDS
ADJUSTMENT	0%	-20%	-20%	-10%	-25%
UTILITIES	UTIL. WOULD NEED TO BE EXT.	ELECT./WELL/SEPTIC	WATER/ELECT./SEPTIC	WATER/ELECT./SEPTIC	ELECT./WELL/SEPTIC
ADJUSTMENT	0%	-5%	-10%	-10%	-5%
FLOOD ZONE	ZONE "AE"	ZONE "AE"	ZONE "A" & "X"	ZONE "AE"	MOSTLY ZONE "A"
ADJUSTMENT	0%	0%	-5%	0%	0%
ZONING	R-4, SFR & RC, RESOURCE CORR.	R-1, NSB	R-3, NSB	A-3, COUNTY, 1 ACRE HOMESITES	RR, COUNTY
ADJUSTMENT	0%	0%	0%	0%	0%
ENTITLEMENTS	NONE	NONE	NONE	NONE	NONE
ADJUSTMENT	0%	0%	0%	0%	0%
ADJUSTED PRICE/ACRE	**$0.00**	**$62,400**	**$41,322**	**$57,766**	**$54,432**

ADJUSTED MEAN	**$53,980**

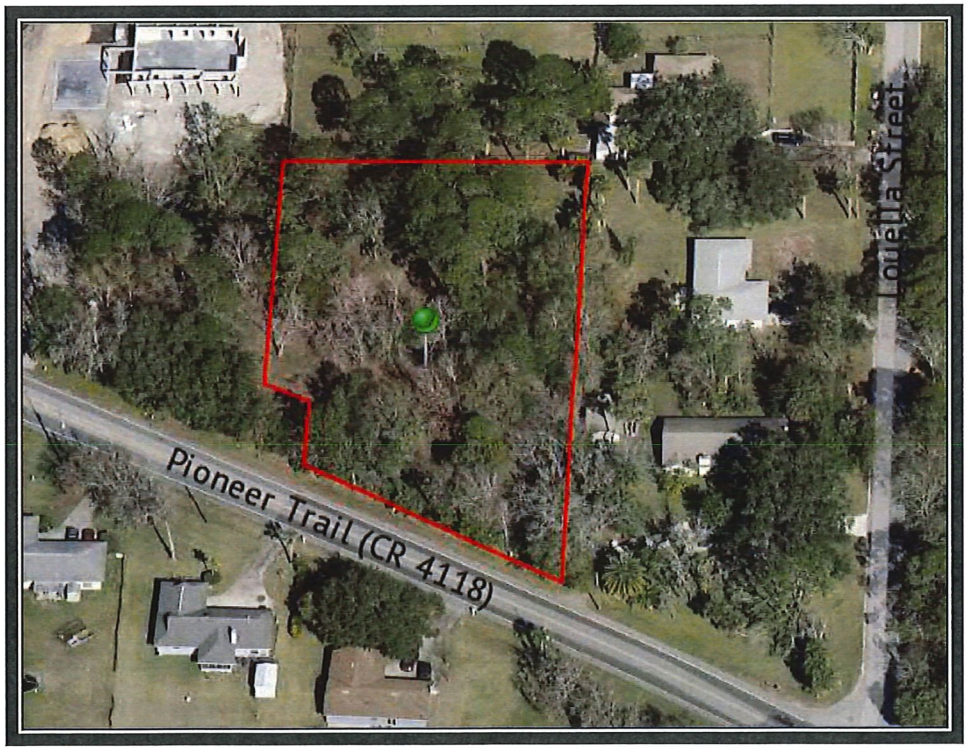
COMPARABLE LAND SALES LOCATION MAP



COMPARABLE PHOTOGRAPHS - 1

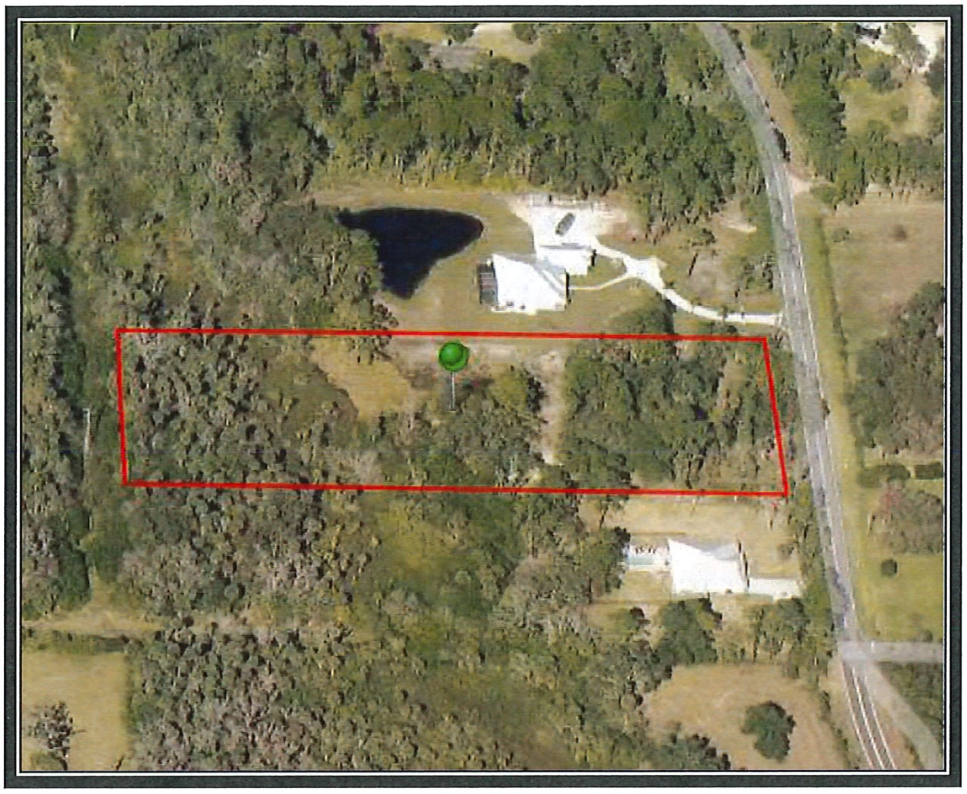


COMPARABLE NO. 1 - 2.5 ACRES
725 TROPHY HUNTER TRAIL, NEW SMYRNA BEACH

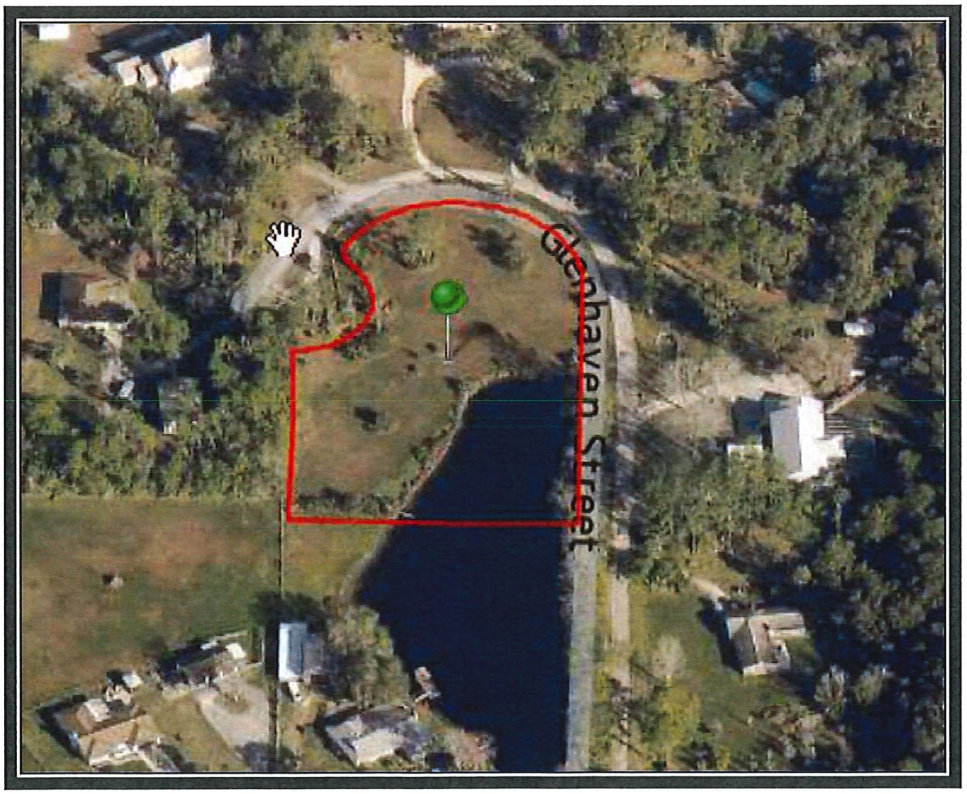


COMPARABLE NO. 2 - 1.089 ACRES
2585 PIONEER TRAIL, NEW SMYRNA BEACH

COMPARABLE PHOTOGRAPHS - 2



COMPARABLE NO. 3 - 3.116 ACRES
1172 WILLIAMS ROAD, NEW SMYRNA BEACH



COMPARABLE NO. 4 - 2.5 ACRES
2516 GLENHAVEN STREET, NEW SMYRNA BEACH

ANALYSIS OF THE COMPARABLE LAND SALES/LISTINGS

Percentage adjustments to the comparable sales have been made to reflect the differing characteristics. These adjustments are not supported by an exact quantitative analysis, but were based on what we believe would be the market's perception of the inferior, or superior qualities of the comparables as they relate to the subject. After listing and analyzing the comparable sales/listings the appraisers logically interpolated these transactions into a value estimate for the subject based upon the pertinent factors highlighted in the ensuing discussion.

The comparables represent recent land sales that are all zoned for single family residential use and are located in New Smyrna Beach. The sales ranged in size from 1.09 acres up to 3.10 acres. The subject contains a total of 2.75 acres.

Comparable No. 1 sold in May, 2024 for $240,000 or $96,000 per acre. This is a 2.50 acre tract of land located on Trophy Hunter Trail just north of the subject. We adjusted this comparable downward for its superior ingress/egress, topography, and availability of utilities.

Comparable No. 2 sold in February, 2024 for $150,000 or $137,741 per acre. This is a 1.089 acre tract of land located on Pioneer Trail just west of Glencoe Road. We adjusted this comparable downward for its superior ingress/egress, smaller site size, topography, availability of utilities, and a superior flood zone rating.

Comparable No. 3 sold in August, 2024 for $299,999 or $96,277 per acre. This is a 3.116 acre tract of land located on Williams Road just south of Mooneyham Drive. We adjusted this comparable downward for its superior ingress/egress, topography, and availability of utilities.

Comparable No. 4 sold in August, 2024 for $226,800 or $90,720 per acre. This is a 2.50 acre tract of land located on Glenhaven Street just west of South Glencoe Road. We adjusted this comparable downward for its superior ingress/egress, topography, and availability of utilities.

The four comparables indicated a range in selling price from $90,720 to $137,741 per acre. After adjustments, the comparables provided a range of value from $41,322 to $62,400 per acre. The adjusted mean value was $53,980 per acre.

The four comparables have been considered equally, more or less, in this analysis. Based on the above information, we consider an estimate of $54,000 per acre of land area to be reasonable and appropriate. Calculations are provided below.

2.75± Acres @ $54,000 Per Acre = $148,500

R/T = $149,000

VALUE INDICATED BY DIRECT SALES COMPARISON APPROACH

ONE HUNDRED FORTY- NINE THOUSAND DOLLARS

($149,000)

FINAL OPINION OF VALUE

As discussed in the Appraisal Process, only the Direct Sales Comparison Approach was processed; therefore, the final reconciliation is limited to this approach. There were an adequate number of comparable sales that indicated a reasonable final estimate of Market Value by judging the quantity and quality of the data.

Thus, after considering all of the above information, it is our opinion the estimated Market Value of the subject site **"As Is"**, as of December 30, 2024, was:

ESTIMATED "AS IS" MARKET VALUE

ONE HUNDRED FORTY- NINE THOUSAND DOLLARS

($149,000)

ADDENDA

ENGAGEMENT LETTER
VOLUSIA COUNTY PROPERTY APPRAISER'S RECORD CARD
LATEST DEED DATED MAY 29, 2020
R-4, VOLUSIA COUNTY URBAN SINGLE FAMILY RESIDENTIAL ZONING ORDINANCE
R-C, VOLUSIA COUNTY RESOURCE CORRIDOR ZONING ORDINANCE
NATIONAL WETLAND INVENTORY MAP CLASSIFICATION - SUBJECT PROPERTY
NEIGHBORHOOD MAP
QUALIFICATIONS OF THE APPRAISERS

Marty Concannon

From: Neibert, Ronald <RNeibert@cityofnsb.com>
Sent: Monday, December 9, 2024 9:36 AM
To: Marty Concannon
Subject: New Appraisal
Attachments: -Johnston-doster road Crouse.pdf

Marty:

Attached is a previous appraisal that I Ihad completed. Please provide appraisal for this tract. Appraise as vacant property.

Ron Neibert
Assistant City Manager
City of New Smyrna Beach
210 Sams Ave.
New Smyrna Beach, FL 32168
Office (386) 410-2612
rneibert@cityofnsb.com
www.cityofnsb.com

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from City of New Smyrna Beach officials and employees are public records and are available upon request. If you have received this message in error, please notify us immediately by replying to this message and delete it from your computer. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE CITY OF NEW SMYRNA BEACH FLORIDA
www.cityofnsb.com

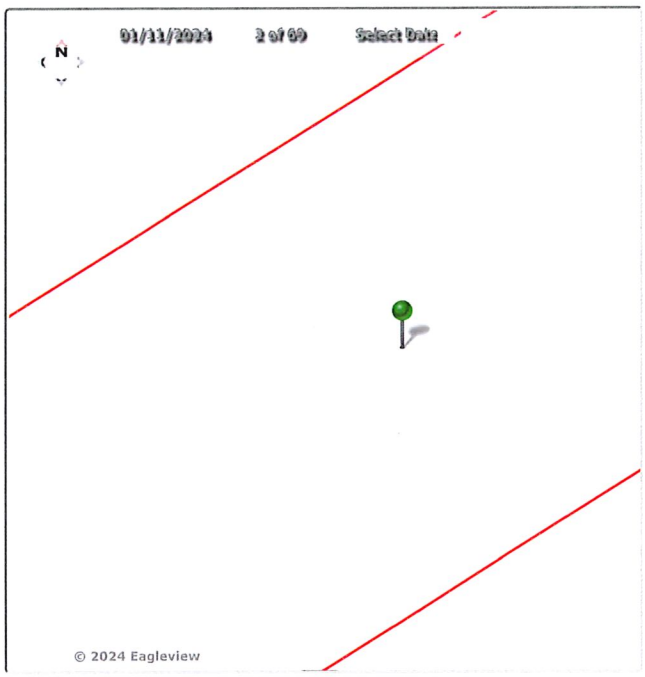
Stay on top of sales! Recent sales data now available for viewing on our website.

Volusia County Property Appraiser
Larry Bartlett, JD, CFA
We Value Volusia

Select Language

Summary | Tax Estimate | Permits | Map | Pictometry | Print

Alternate Key:	3734599
Parcel ID:	734403000440
Township-Range-Section:	17 - 33 - 44
Subdivision-Block-Lot:	03 - 00 - 0440
Physical Address:	DOSTER DR, NEW SMYRNA BEACH 32168
Owner(s):	JOHNSTON TAD D - TE - Tenancy in the Entirety - 100% JOHNSTON CRYSTAL G - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	2141 SWOOPE DR NEW SMYRNA BEACH FL 32168 *Update Mailing Address*
Building Count:	0
Neighborhood:	4461 - CORBIN PARK UNIT 1 AND 2 *Neighborhood Sales*
Subdivision Name:	CORBIN PARK UNIT 3
Property Use:	0000 - VACANT RES
Tax District:	600-UNINCORPORATED - SOUTHEAST
2024 Final Millage Rate:	17.6036
Homestead Property:	No - *Apply for Homestead Online*
Agriculture Classification:	No - *Additional Information*
Short Description:	LOTS 44 TO 47 INC CORBIN PARK SUB NO 3 MB 23 PG 146 PER OR 4 470 PG 2503 PER OR 5450 PG 0623 PER OR 5831 PGS 1335-1336 PE R OR 7858 PG 1393



Values & Exemptions

Land & Buildings | Sales | Legal

Property Tax Bill

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0016-VAC UNPVD 2 - 4.99 AC	N	A-ACRE		2.7500				52,500	$43,313
									Total Land Value:	$43,313

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

Order No.: 15-20-0451

For Documentary Stamp Tax purposes the consideration is $70,000.00

Doc Stamp: $490.00

APN/Parcel ID(s): 734403000440

WARRANTY DEED

THIS WARRANTY DEED dated May 29 2020, by Glen D. Wallace, a single person, hereinafter called the grantor, to Fad D. Johnston and Crystal G. Johnston, husband and wife, whose post office address is 2141 Swoope Drive, 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 (s) 44, 45, 46 and 47, Corbin Park Subdivision Unit No. 3, according to the map or plat thereof, as recorded in Map Book 23, Page 146, of the Public Records of Volusia County, Florida.

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

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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, 2019.

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

Jamie Clark
Print Name

Witness Signature

APRIL MOOF
Print Name

Glen Wallace
Glen D. Wallace

Address: 1500 NE 5th Avenue
Pompano Beach, FL 33060

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 29 day of May 2020 by Glen D. Wallace, to me known to be the person(s) described in or who has/have produced Drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

JAMIE CLARK
State of Florida - Notary Public
Commission # GG 219122
My Commission Expires July 6, 2022

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-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: 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.

(Ord. No. 81-39, § XII, 11-19-81; Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 84-1, §§ III, VII, X, XII, 3-8-84; Ord. No. 85-2, § I, 3-14-85; Ord. No. 89-20, §§ VI, VII, 6-20-89; Ord. No. 90-34, § 17, 9-27-90; Ord. No. 92-6, § XIX, 6-4-92; Ord. No. 94-4, § XXI, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09; 2021-14, § II, 7-20-21; Ord. No. 2021-34, § I(Exh. A), 12-14-21; Ord. No. 2023-04, § III, 2-21-23)

RC RESOURCE CORRIDOR CLASSIFICATION [6]

Purpose and intent: The purpose and intent of the RC Resource Corridor Classification is to provide protected, natural corridors consisting of environmentally sensitive and ecologically significant lands which connect to other protected areas such as parks and water bodies. The corridor shall provide a contiguous hydroecological pathway, where the wetlands and uplands are integrated and conducive to the maintenance and perpetuation of the system.

Permitted principal uses and structures: In the RC Resource Corridor Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Apiaries; provided, however, that the RC classified area does not comprise part of a lot classified for residential, commercial or industrial use.

Aquatic preserves (state or federal designated).

Aviaries; provided, however, that the RC classified area does not comprise part of a lot classified for residential, commercial or industrial use.

Docks in accordance with section 72-278.

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 3 of the Land Development Code of Volusia County [article III] and/or final plan review procedures of this article.

Fire stations.

Fishing, hunting and wildlife management areas.

Historical or archeological sites.

Hobby breeder.

Home-based business (refer to section 72-283).

Pasture for the grazing, boarding or raising of livestock, subject to the maximum lot coverage requirements below.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Silvicultural operations, which follow the most up to date state-prescribed best management practices.

Single-family standard, modular or mobile home dwelling.

Worm raising, provided, however, that the RC classified area does not comprise part of a lot classified for residential, commercial or industrial use.

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

Animal shelters.

Communication towers exceeding 70 feet in height above ground level.

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).

Except for those permitted principal uses and special exceptions listed hereunder, all agricultural pursuits, including the processing, packaging, storage and sale of agriculture products which are raised on the premises; provided however, that the total land area devoted to agricultural uses, including improved pasture, does not exceed 20 percent of the total lot area zoned RC and further provided that the RC classified area does not comprise part of a lot classified for residential commercial or industrial use.

Hunting camps.

Kennels.

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to section 72-293(1)).

Riding stables.

Dimensional requirements for lots, parcels and tracts of land zoned in its entirety as resource corridor.

Minimum lot sizes:

Area: 25 acres.

Width: 150 feet.

Minimum yard size:

Front yard: 50 feet.

Rear yard: 50 feet.

Side yard: 50 feet.

Waterfront yard: 75 feet.

Maximum building height: 45 feet.

Maximum lot clearance and coverage: Lot clearance can not exceed 20 percent. The area covered with principal and accessory buildings shall not exceed ten percent.

Minimum floor area: 750 square feet.

Dimensional requirements for lots, parcels or other tracts of land which are zoned a mixture of RC and another zone classification: In instances where Resource Corridor boundaries split existing lots parcels or tracts of land, the subject property may be subdivided into lots meeting the minimum lot area and width requirements of the zoning classification of the property not classified as Resource Corridor, providing that Resource Corridor classified lands are not counted as meeting part of the minimum lot area or lot width requirements of the other zone classification. In such instances, there shall be no minimum area or width requirements for the portion of the lot classified as RC. Development of lots classified as a mixture of RC and another zone classification shall be subject to the provisions of subsection 72-136(10) of this article.

Minimum lot size:

Area: No minimum for the portion of the lot classified as RC, providing that the minimum area requirement for the portion of the lot classified other than RC is met.

Width: No minimum for the portion of the lot classified as RC, providing that the minimum with requirement for the portion of the lot classified other than RC is met.

Minimum yard sizes: As provided for under subsection 72-136(10) of this article.

Maximum building height: 45 feet.

Maximum lot coverage: Lot clearance on the portion of the lot classified as RC cannot exceed 20 percent, and no more than ten percent of the portion of the lot classified as RC may be covered with

principal and accessory buildings. The portion of the lot classified other than RC shall be subject to the maximum lot coverage requirements of that zone classification.

Minimum floor area: As required for the portion of the lot not classified as RC.

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.

Skirting requirements for mobile home dwelling: The area between the ground and floor of the mobile home dwelling shall be enclosed with skirting.

(Ord. No. 92-6, § X, 6-4-92; Ord. No. 94-4, § XII, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09; Ord. No. 2010-19, § II, 12-16-10; Ord. No. 2021-34, § I(Exh. A), 12-14-21; Ord. No. 2023-04, § III, 2-21-23)

NATIONAL WETLAND INVENTORY MAP CLASSIFICATION - SUBJECT PROPERTY

Classification Code: PSS3AD

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

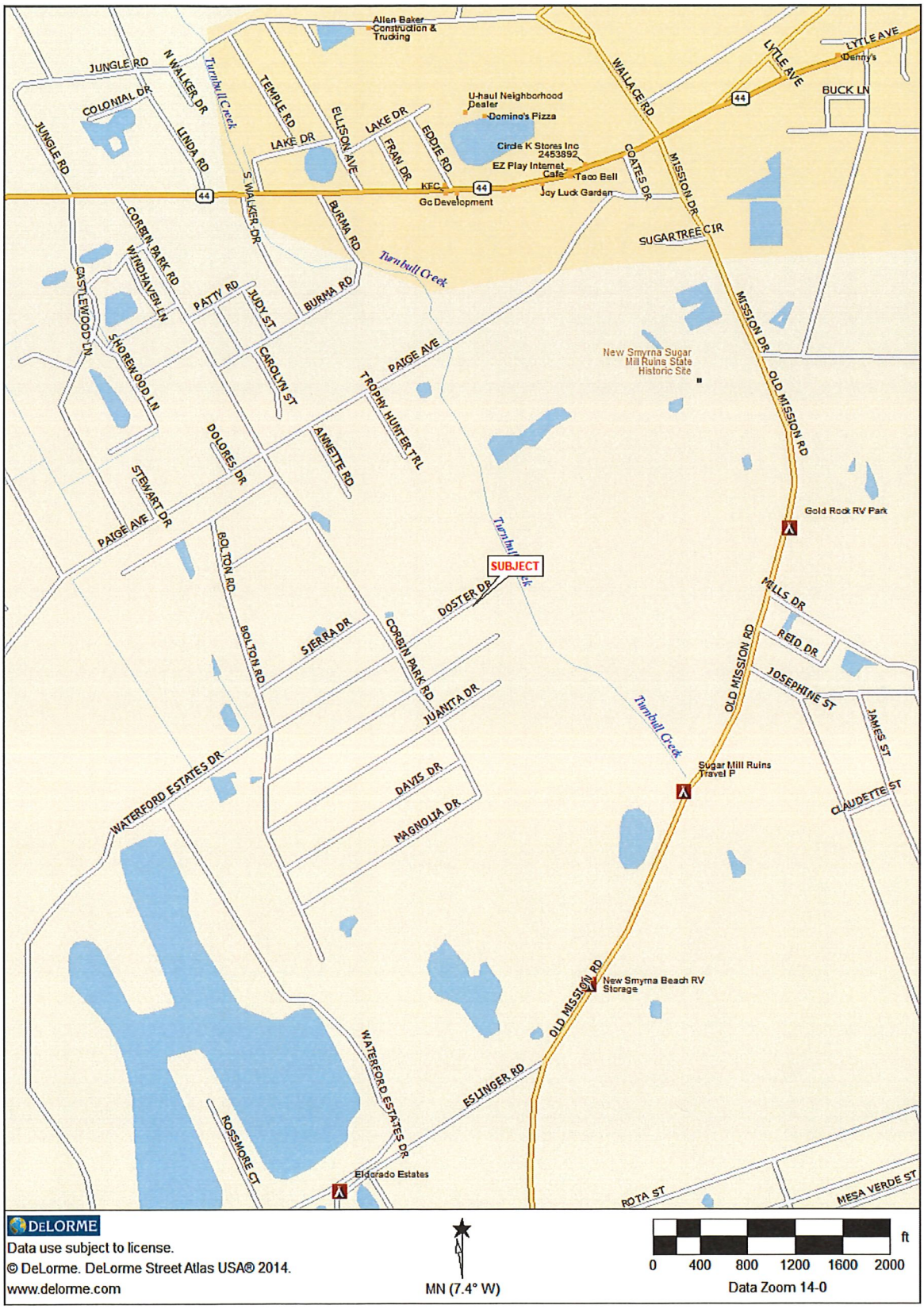
Class Scrub-Shrub (SS) : Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass Broad-Leaved Evergreen (3) : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that generally remain green and are usually persistent for a year or more; e.g. red mangrove (Rhizophora mangle).

Water Regime Temporary Flooded (A) : Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.

Special Modifier Partially Drained/Ditched (d) : A partly drained wetland has been altered hydrologically, but soil moisture is still sufficient to support hydrophytes. Drained areas that can no longer support hydrophytes are not considered wetland. This Modifier is also used to identify wetlands containing, or connected to, ditches. The Partly Drained/Ditched Modifier can be applied even if the ditches are too small to delineate. The Excavated Modifier should be used to identify ditches that are large enough to delineate as separate features; however, the Partly Drained/Ditched Modifier also should be applied to the wetland area affected by the ditching.

NEIGHBORHOOD MAP



QUALIFICATIONS OF THE APPRAISER

MARTIN CONCANNON
INDIAN RIVER APPRAISAL SERVICES, INC.
1114 N. PENINSULA AVENUE
NEW SMYRNA BEACH, FL. 32169
Email: marty@heffingtonandassociates.co

BUSINESS AND PROFESSIONAL AFFILIATIONS

Active Florida Real Estate Salesman License #0130821-4628
Certified General Appraiser License #RZ907

EDUCATION

University of Florida, Bachelor of Science Degree, Real Estate and Urban Land Studies, 1975
American Institute of Real Estate Appraisers
Course 8-2: Residential Valuation
Course 1A: Principles, Methods, Techniques of Appraising
Course 1B: Capitalization, Theory and Techniques of Appraising

APPRAISAL EXPERIENCE

Associated with Heffington & Associates, 1983 to Present
Security First Federal Savings and Loan, January 1976 to 1983
Completed appraisals on industrial properties, apartments, professional offices, medical offices, small and large acreage tracts of land, retail properties, mobile home parks etc.

COURT QUALIFICATIONS

Qualified as expert witness for Real Estate Valuation
Provided testimony in court hearings for dissolution of marriage, deficiency judgments, etc.

PARTIAL LIST OF CLIENTS

BB&T
Fairwinds Credit Union
Regions Bank
TD Bank
City of Daytona Beach
City of New Smyrna Beach
City of South Daytona
City of Edgewater
City of Deltona
County of Volusia
Daytona Beach International Airport
South State Bank N.A.
Farm Credit of Florida
Halifax Health
Seacoast Bank
Intracoastal Bank
City of DeLand
City of Ormond Beach
City of Port Orange
Ameris Bank
Surety Bank
Mainstreet Bank

QUALIFICATIONS OF THE APPRAISER

R. TODD HEFFINGTON, MAI
911 BEVILLE ROAD, STE. 8
DAYTONA BEACH, FL 32119
Email: todd@heffingtonandassociates.com

BUSINESS AND PROFESSIONAL AFFILIATIONS

Member, Appraisal Institute
State Certified General Real Estate Appraiser - State of Florida, License RZ2368
Florida Real Estate Salesman, License SL 0589200
Member DeLand-West Volusia Board of Realtors

EDUCATION

B.S. Degree Real Estate, University of Florida, 1992
Master of the Arts Degree in Real Estate, University of Florida, 1994
Numerous continuing education courses and seminars

APPRAISAL EXPERIENCE

Clayton, Roper, and Marshall, May 1993 through August 1993
Heffington & Associates, September 1, 1993 to Present

Completed appraisals on Single-family Residences, Vacant Residential Land, Agricultural Land, Producing Agricultural Properties, Vacant Commercial Properties, Apartment Developments, Industrial Properties, Golf Courses, Office Buildings, Condemnation Appraisals

COURT QUALIFICATIONS

Qualified as expert witness for Real Estate Valuation
Provided testimony in court hearings for condemnation, deficiency judgments, etc.

PARTIAL LIST OF CLIENTS

Surety Bank
Fairwinds Credit Union
Intracoastal bank
Ameris Bank
Barwick Bank
City of New Smyrna Beach
City of South Daytona
County Volusia
School Board of Volusia County
Florida Department of Transportation
South State Bank N.A.
Farm Credit of Florida
Mainstreet Community Bank
Seacoast Bank
City of Daytona Beach
City of DeLand
City of Ormond Beach
City of Port Orange
Daytona Beach International Airport
Halifax Health

PURHASE AND SALE AGREEMENT

THIS AGREEMENT entered into this 14TH day of FEBRUARY 2025, between Tad and Crystal Johnston, who mailing address 2141 Swoope Drive, New Smyrna Beach, Florida 32168 ("Seller"), and **CITY OF NEW SMRYNA BEACH**, whose address is 210 Sams Avenue, New Smyrna Beach, FL, 32168, ("Buyer").

RECITALS

A. The addresses and telephone numbers of the parties to this Agreement are as follows:

SELLER

Tad and Crystal Johnston
2141 Swoope Drive
New Smyrna Beach, Florida
Telephone:
Email: tdj32168@gmail.com

kresheidat@cityofnsb.com

BUYER:

City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, Florida, 32168
Khalid Resheidat, Acting City Manager
Telephone: (386) 410-2600
Email:

With a copy to:

Carrie Avallone, City Attorney
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168
Telephone: (386) 410-2600
Email: cavallone@cityofnsb.com

B. Buyer acknowledges and agrees that Seller has a binding Option Agreement on that certain real property in Volusia County, Florida, which property is more particularly described in Exhibit "A" attached hereto and incorporation herein by this reference (hereinafter referred to as the "Property") and is not presently the owner of the Property. The Property includes any and all improvements, fixtures, timber, water and minerals located thereon, and any and all appurtenant rights, including but not limited to, riparian rights, timber rights access rights and mineral rights.

C. Seller wishes to sell the Property to Buyer and Buyer wishes to purchase the property from Seller on the terms and conditions set forth in this Agreement.

THE PARTIES AGREE AS FOLLOWS:

1. **Purchase and Sale**. In consideration of an earnest money deposit by Buyer to Seller in the amount of One Hundred Dollars and 00/100 ($100.00) (the "Deposit") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell and Buyer agrees to buy the Property on the terms and conditions set forth in this Agreement. The Deposit paid above shall be credited towards the Purchase Price (as defined below). Seller shall return the Deposit to Buyer if the sale of the Property is not completed under this Agreement because of Seller's failure, refusal or inability to perform any of Seller's obligations under this Agreement.

2. **Inspection Period**. The period of time from the effective date of this Agreement through 30th day of April 2025, shall constitute Buyer's inspection period (the "Inspection Period"). During the Inspection Period, Buyer, through its employees, agents and contractors may enter upon the Property for the purpose of making any inspections and investigations, as Buyer deems appropriate in order to assess the condition of the Property. During the Inspection Period, Buyer may, in its sole discretion, terminate this Agreement by delivering written notice to Seller, prior to the end of the Inspection Period if it deems the survey, status of title, or physical or environmental condition to be unacceptable to Buyer.

3. **Purchase Terms**.

a. Price. The purchase price for the Property shall be One hundred and Fifty thousand dollars and 00/100 ($150,000) (the "Purchase Price").

b. Method of Payment. The Purchase Price shall be paid at closing by cashier's or bank check or by wire transfer of immediately available funds, subject to credits, prorations and adjustments as provided in this Agreement.

4. **Closing**. In the event Buyer does not terminate this Agreement as permitted herein, the Closing shall take place on or before May 1, 2025, at a time and place mutually agreeable to the parties. The closing agent shall be Professional title Agency 313 Julia street, New Smyrna Beach, FL 32168.

The parties may arrange to close by mail.

Seller shall deliver to Buyer at closing the following documents prepared by Seller's counsel:

a. a special warranty deed to the Property meeting the requirements as to title of Section 6 below, together with a bill of sale for the personal property appurtenant to the Property, if any, and;

b. an owner's affidavit attesting to the absence of mechanic's or materialmen's liens, boundary line disputes, proceedings involving Seller which might affect title to the Property, or parties in possession other than the Seller and such lessees or licensees as may be in possession pursuant to ground leases or licenses and meeting the requirements of Section 6, below, and;

c. such other instruments and documents as Buyer's counsel may reasonably request for the purpose of confirming proper and lawful execution and delivery of closing documents and conveyance of the Property to Buyer in accordance with this Agreement, and any of the requirements of the title insurer, including, without limitation, assignments of surviving leases and contracts affecting the Property.

d. closing statement

Possession of the Property shall pass to Buyer at time of closing.

5. **Closing Expenses and Prorations**:

a. Buyer's expenses:

i. Buyer's attorney's fees;

ii. If Buyer obtains financing for this transaction, including financing by the Seller, Buyer shall pay any documentary or other taxes which may be payable on the promissory note, the mortgage or deed of trust, and the recording costs of UCC statements and other security instruments, if any; and

b. Seller's expenses:

i. the cost of title examination, preparation of the title insurance commitment, the owner's title insurance premium, and all other costs associated with the preparation and delivery of the owner's title insurance policy, including the costs or fees of the title insurance agency or attorney;

ii. transfer or documentary taxes, if any, on the deed of conveyance;

iii. recording fees, and the cost of preparing all documents necessary to satisfy the requirements of the title insurance commitment or remove encumbrances on Seller's title;

iv. the cost of the boundary survey;

v. Seller shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the county tax collector an amount equal to the current taxes prorated to the date of closing, based upon the current assessment and millage rates on the Property

vi. Seller shall pay and an all cost associated with closing;

c. All other expenses, including, without limitation, attorneys' fees, shall be paid by the party incurring the same.

6. **Condition of Title**.

a. Within five (5) days of the effective date of this Agreement, Seller shall provide Buyer a commitment for an ALTA Owner's Title Insurance Policy insuring the marketable title of the Property from Tad and Crystal Johnston in the amount of the Purchase Price. At closing, the premium for the title insurance policy shall be paid by Seller.

b. Buyer may object to any matter of title that, in the opinion of Buyer, would constitute a title defect or render title unmarketable or uninsurable. Such objections to title shall be specified in writing and deliver to Seller with ten (10) days from the date of receipt of the title commitment by Buyer.

c. In the event Buyer timely notifies Seller of objections to title, Seller shall cure such title defects within thirty (30) days from receipt of notice.

d. If after the exercise of reasonable due diligence Seller is unable to make title to

the Property such as is required by Buyer by the closing date, then Buyer shall have the right to:

i. terminate this Agreement, in which case all monies paid by Buyer in accordance with this Agreement shall be returned immediately to Buyer and the parties shall be relieved of any further obligations hereunder;

ii. extend the closing date for up to thirty (30) days to allow Seller additional time to make title to the Property such as is required by the terms of this Agreement; or

iii. elect to accept title to the Property in its existing condition.

7. **Buyer's Right of Entry and Survey**. Seller shall provide to Buyer a current certified boundary survey performed by a registered Florida land surveyor in form acceptable to Buyer. The plat of the survey shall show the boundaries of, and state the acreage of the Property, rounded to the nearest one-hundredth (1/100) of an acre. The legal description in Exhibit "A" shall be changed, if necessary, to conform to the survey and to the requirements of the title commitment. If an accurate boundary survey by Seller' surveyor discloses any state of facts which materially or adversely affect the insurability of marketability of the title to the Property, same shall be treated in the same manner as a title defect under Section 6 above.

8. **Representations and Warranties of Seller**. Seller represents and warrants to Buyer that Seller shall have good and marketable fee simple title to the Property by the time of closing. Seller has full power and authority to enter into this Agreement and to convey title to the Property in accordance with this Agreement. No one other than Seller will be in possession of, nor have any right of possession of, any portion of the Property at the time of conveyance to Buyer. If, before the conveyance to Buyer, Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall immediately give notice to Buyer of those facts and information. If the facts which cause any warranty or representation to be inaccurate are not remedied before the date of conveyance to Buyer, Buyer may elect to either:

a. terminate this Agreement, in which case Buyer shall have no obligation to accept title to the Property, or

b. defer the closing date for a period of up to Thirty (30) days to permit Seller to remedy the problem.

9. **Seller's Promise to Remove Personal Property**. Prior to closing Seller promises to remove or cause to be removed from the Property, at Seller's sole cost and expense, any and all personal property and/or trash, rubbish or any other unsightly or offensive materials thereon, including, but not limited to, any tanks and hazardous substance in tanks, barrels, equipment, pipelines, sheds or chicken coops or other containers on the Property.

10. **Notices**. All notices pertaining to this Agreement shall be in writing delivered to the parties hereto by hand, email, first class mail, or courier service, in accordance with the information set forth in Recital "A."

11. **Binding on Successors**. This Agreement shall be binding not only upon the parties but also upon their respective heirs, personal representatives, assigns and other successors in interest.

12. **Remedies upon Default**. In the event that Seller defaults in the performance of any of Seller's obligations under this Agreement, Seller shall pay to Buyer the sum of One Thousand and 00/100 Dollars ($1,000.00) as full liquidated damages for Seller's default. In the event that Buyer defaults in the performance of any of Buyer's obligations under this Agreement, Buyer shall pay to Seller the sum of One Thousand and 00/100 Dollars ($1,000.00) as full liquidated damages for Buyer's default.

13. **Entire Agreement/Modification**. This Agreement shall not be modified or amended except by an instrument in writing, signed by or on behalf of both parties.

14. **Counterparts**. The Agreement may be executed in counterparts, each of which shall be deemed an original and which together shall be deemed an original and which, together, shall constitute one and the same agreement.

15. **Effective Date**. As used herein, the terms "date of this Agreement," "date hereof," and "effective date of this Agreement" shall mean the date on which the last of the parties signs this Agreement.

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed and sealed by its duly authorized signatory(ies) on he dates set forth below.

SEE FOLLOWING PAGES FOR SIGNATURES

SELLER: Tad Johnston

Witness Sharon Stephenson

By: TAD JOHNSTON

Witness KULPREET SINGH

Date: 2/14/25

SELLER: Crystal Johnston

Witness Sharon Stephenson

By:

Witness KULPREET SINGH

Date: 2/14/25

BUYER: CITY OF NEW SMYRNA BEACH

Witness

By: _____

Name: _____

Title: _____

_____

Witness Date: _____

Approved as to form and legality

BY: _____

❑
Print Name:_____

Date: _____
❑

EXHIBIT "A'
LEGAL DESCRIPTION

Parcel ID Number: 734403000440

LOTS 44 TO 47 INC CORBIN PARK SUB NO 3 MB 23 PG 146 PER OR 4 470 PG 2503 PER OR 5450 PG 0623 PER OR 5831 PGS 1335-1336 PE R OR 7858 PG 1393

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

ORGANIZATIONAL DISCUSSION

March 19, 2025

Background:

Discussion:

A discussion for the Turnbull Creek Land Preservation Committee to organize their recommendations to the City Commission.

Findings:

Discussion items may include:

- Accomplishments for the committee
- Current list of properties moving into the appraisal phase
- Monies coming into the Turnbull Creek
- EWP program

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Sharon Harding

Attachments:

TCC_Presentation.pptx
Stategic_Action_Plan_12-12-2022__2_.pptx
TCC_Final_Report.pdf

Turnbull Creek Land Preservation Committee

2019 - 2023

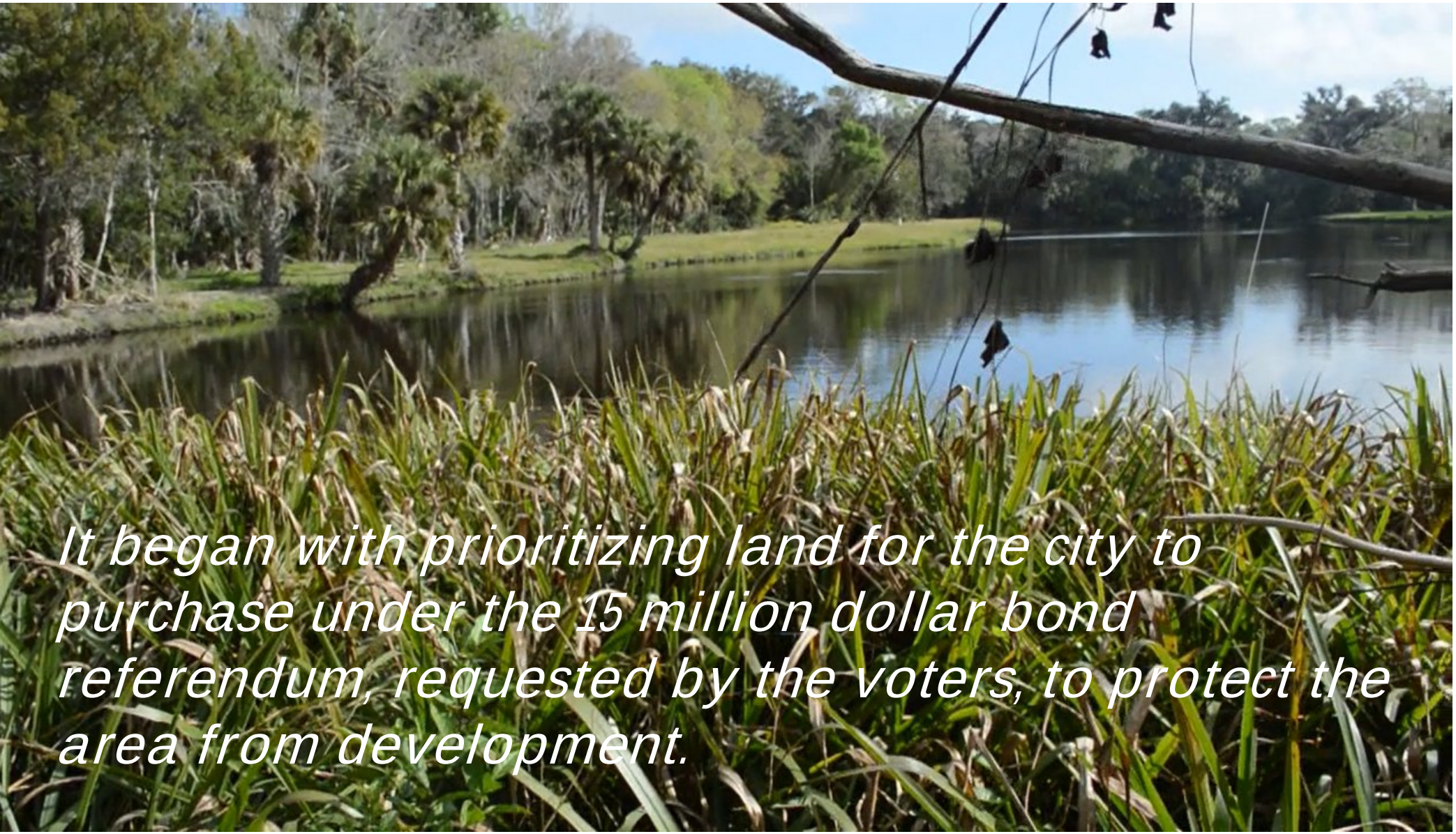
Where we have been

where we are now

Where do we go from here

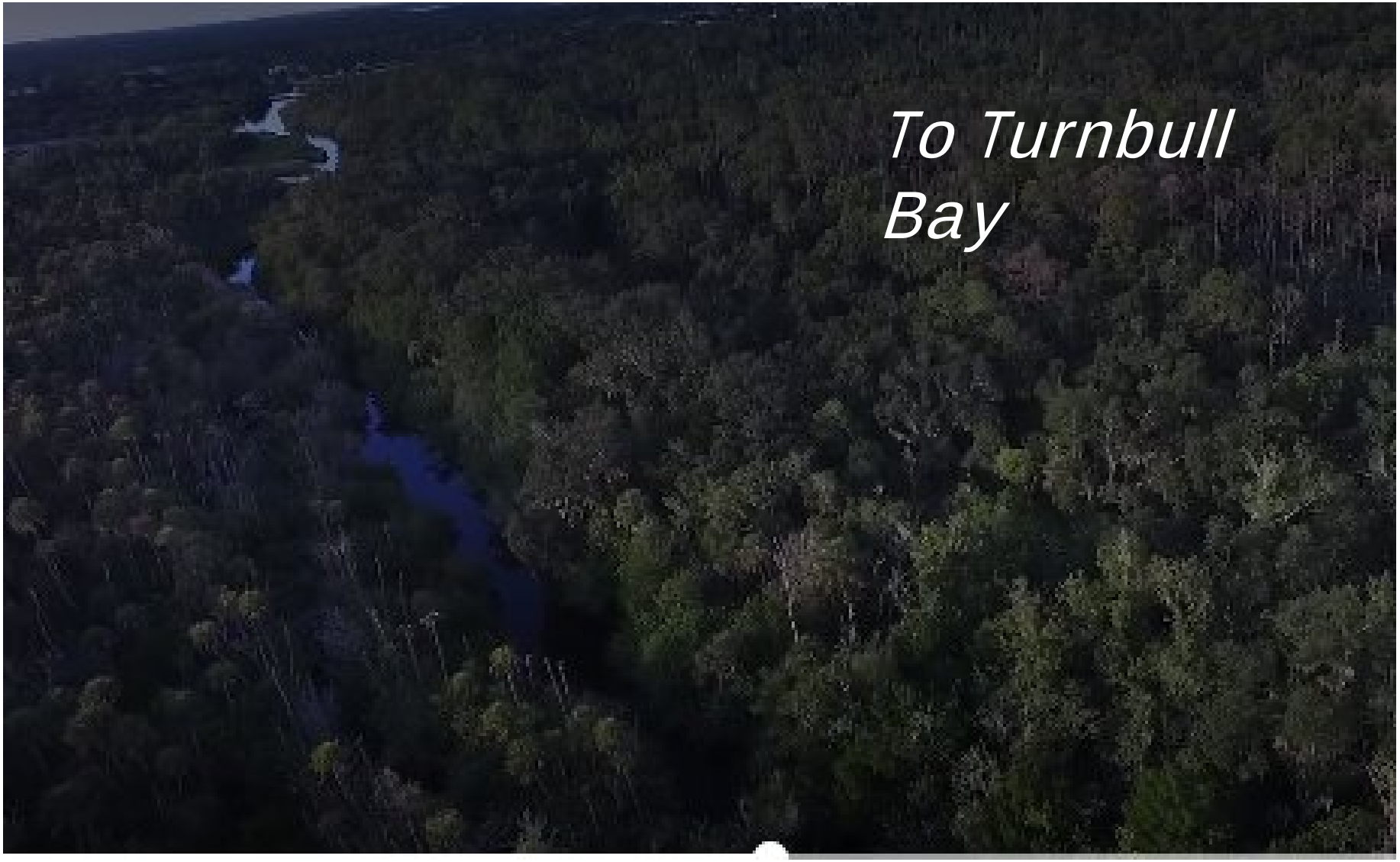
Turnbull Creek Land Preservation Committee 2019 - 2023

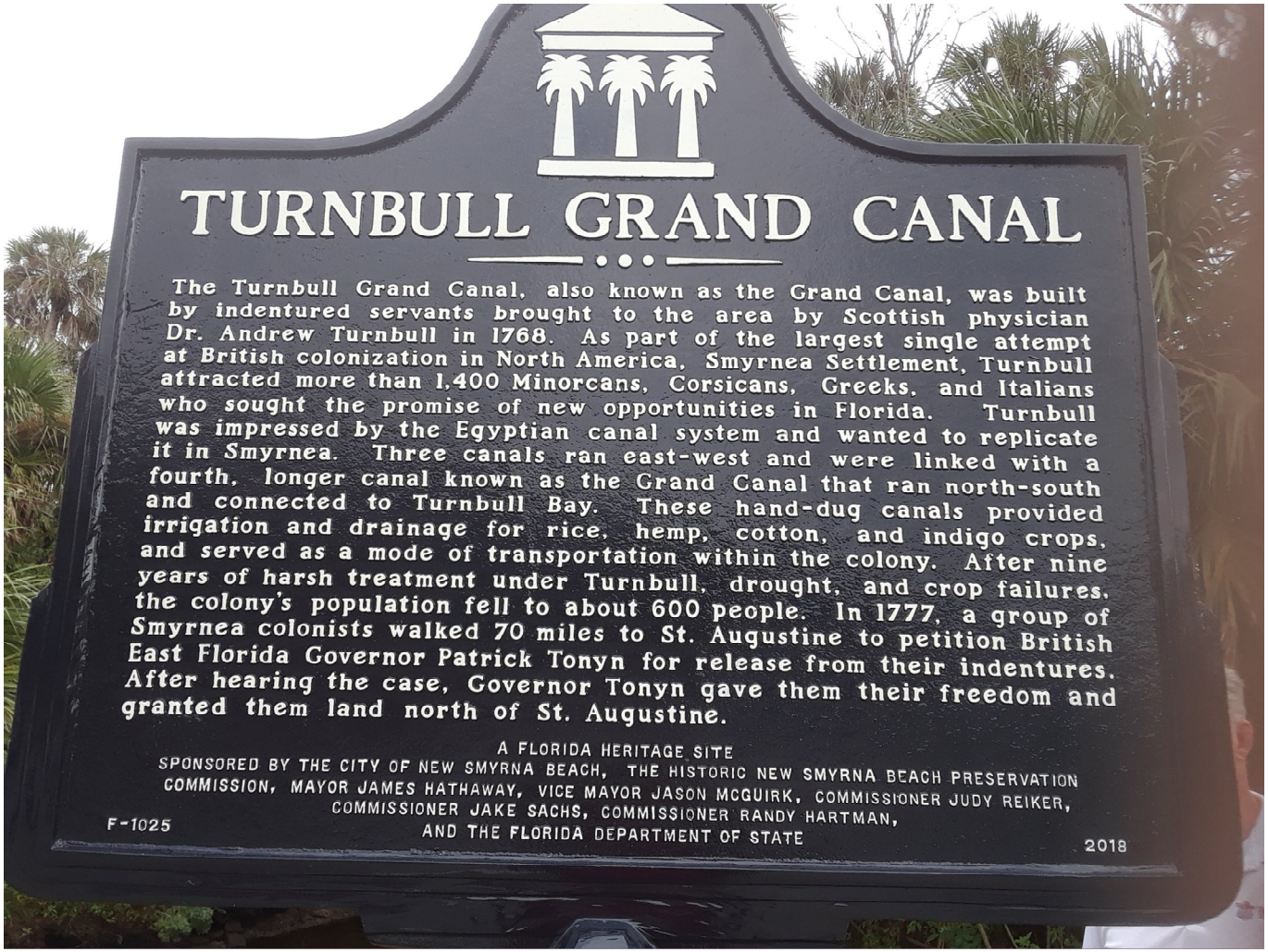



It began with prioritizing land for the city to purchase under the 15 million dollar bond referendum, requested by the voters, to protect the area from development.

From Mission Road




To Turnbull Bay



A Nationally Recognized Historic Site



Added to the conservation area for over *7.63* acres



The first purchase was from Turnbull Trace Property. Slotted for over 300 homes.



Purchases of contingent lands has provided the connections to the conservation area of Holland Park off Otter Boulevard.


To Jungle Road

Property on SR 44 and Walker added to the city purchase and removed 10 acres from the business zoning to conservation zoning.




Paige Ave at the Turnbull Creek with almost 10 Acres are now under negotiation for purchase


Parcels to the south and east are also being targeted for purchase and conservation easement.

And along came Hurricane Ian

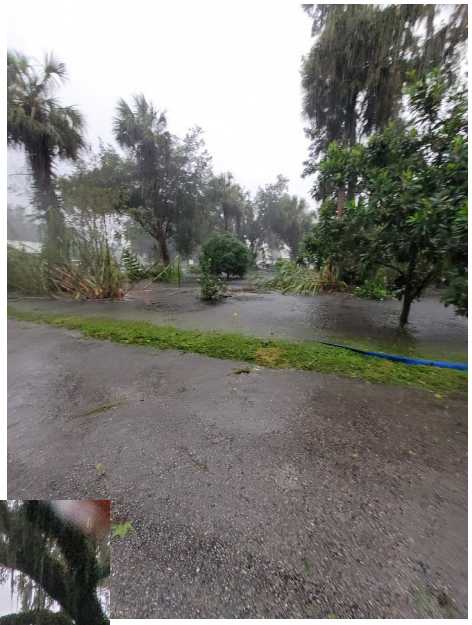




Opening the door for USDANR Emergency Watershed Management Program.











1.3 Million Dollars available to clear the debris from the creek blocking the flow.





New Smyrna Beach Strategic Action Plan

Status 12-15-2022

Background

- In 2019-2020 the City of New Smyrna Beach conducted a series of commissioner one on one meetings, staff round table discussions, public meetings and workshops in an effort to develop a Strategic Plan.

- The results of this effort focus on five consensus Strategic Topics
  1. Communication and Trust
  2. Quality of Life Measures
  3. Growth Management
  4. Environmental & Resiliency
  5. Transportation & Circulation



Communication and Trust

Mission: New Smyrna Beach will be a community of trust, transparency, inclusion and respect so that potential opportunities and complex issues can be discussed in a thoughtful and balanced way for the future of New Smyrna Beach.

- More specific Commission workshop sessions on these identified strategic topics
  - Discussion on session time frames & topics
- Facilitate Stronger Engagement/Participation with Westside
  - Will encourage community involvement, on-going dialogue with community leaders like Pastor Pete.
- Promote Diversity participation.
  - Staff continues to communicate important items publicly for resident awareness. Facilitate community events to engage community and encourage community involvement. Next event 2023 Q2 Heart of the Community Event.
- Facilitate constructive public involvement for development West of I-95
  - Working to schedule town-hall meeting to discuss oppurtunities
- Interactive City map
  - Map prototype online, working on defined workflow for periodic updates

Quality of Life Measures

- Mission: New Smyrna Beach will preserve and enhance the shared quality of community life across the spectrum of physical/environmental, economic opportunity and social/cultural aspects of the community.
  - Develop Clear Metrics for Identified Quality of Life/Character Factors
    - Staff developed Annual Performance Measures Report in June – available for review
  - Develop a strategic working group and partnerships regarding homeless issues, services and peer city success models.
    - Homeless Outreach Officer – working on updating map of homeless camps, meeting with Homeless & Disadvantaged Grant working group
  - Develop Long Range Plan – AOB Site
    - Working on proposal using F.I.N.D. Grant for design
  - Develop Programs to support local businesses
    - Working on establishing new Economic Development Task Force members
  - Develop long range plan for Turnbull Conservation Lands
    - Working to acquire lands through conservation easements



Growth Management

- Mission: New Smyrna Beach will accommodate new growth and investment while maintaining it's distinct community character, quality of life and environmental resiliency.
  - Engage the UC through increased collaboration for strategic and planning initiatives
    - Working on joint meeting with UC in Jan./Feb. to discuss city projects
  - Update the land development/zoning code (LDC)
    - Issues looking into, Residential & Neighborhood design standards, Open space and community service elements, Building Form (height vs. density), Commercial design, and Parking requirements.
  - Consider a SR 44 Corridor plan – proactively manage western growth
    - Researching past city efforts developing an outline for corridor plan
  - Develop a working group on Attainable Housing
    - In Progress

Environment & Resiliency

- Mission: New Smyrna Beach will be resilient to Climate Change, Sea Level Rise and other Environmental factors to protect both urban lands and natural ecosystems.
  - Explore opportunities for enhanced stormwater treatment and Best management facilities
    - Benchmark City standards against municipal leaders, update city standards. Consultant Parker Mychenberg provided preliminary report – in reveiw
  - Update Stormwater Master Plan to explore opportunities for regional stormwater management facilities
    - Completing current budgeted Regional Stormwater Master Plan (Historic Westside and Corbin Park) Citywide Master Plan Proposal request underway
  - Promote a Culture of Environmental Sustainability
    - Partner with Marine Discovery Center to develop a sustainability plan and Green building requirements/initiatives



Transportation & Circulation

- Mission: New Smyrna Beach will move toward a more balanced, livable, and multi-modal solutions to transportation and circulation that is safer and friendlier for pedestrians.

  - Create designated loading zones for the historic retail main streets
    - Pilot program implemented, working with delivery companies and business owners to optimize. Working with Parking Ambassador to find additional loading & unloading zones
  - Promote pedestrian, bicycle and character enhancements to state and county roads
    - Partner with TPO, County, & FDOT, attending TPO meetings
  - Identify opportunities for new local street sidewalk and bicycle enhancements
    - Working with FDOT on new trail alignment from Myrtle to US 1 (East Coast Greenway)
  - Explore partnerships for shared use parking facilities
    - On going effort working with local businesses and stakeholders

Turnbull Creek Land Preservation Committee

FINAL REPORT

Report Date		Prepared By
July 24, 2024		TCC Members

Members: Lamont Ingalls, Cathleen Planson, Robert Werner and Chip Weston

Chair: DONNA ATHEARN

Objectives/Goals:

- DETERMINE PRIORITY PROPERTIES TO APPROACH FOR THE CITY LAND PURCHASES ALONG THE TURNBULL CREEK.
- LOCATE GRANT SOURCES FOR THE CITY TO PURSUE TO ASSIST WITH CLEARING DEBRIS BLOCKING FLOW OF THE CREEK FROM MISSION ROAD NORTH TO HOLLAND PARK.
- LOCATE INTERESTED PARTIES TO COMBINE EFFORTS FOR THE CLEAN OUT PROJECT.
- LOCATE FUNDING FOR CONTINUED MAINTENANCE OF THE CREEK WITH REGARDS TO REMOVAL OF INVASIVE PLANTS.
- FIND FEASABLE OPPORTUNITIES FOR FUTURE LAND USE OF THE CREEK WITH REGARDS TO EXPANDING THE CITY ECOTOURISM POTENTIAL.
- OBTAIN INTEREST FROM FEDERAL AND STATE HISTORICAL PRESERVATION SOURSES FOR FUNDING OPPORTUNITIES.
- SEARCH FOR FURTHER CONSERVATION PROJECT DEVELOPMENT OPPORTUNITIES.

Summary of Accomplishments/Current Activities:

- DETERMINE PRIORITY PROPERTIES TO APPROACH FOR THE CITY LAND PURCHASES ALONG THE TURNBULL CREEK.

Under the current bond issue, Ron Neibert, Assistant City Manager, is looking to negotiate for the purchase of a key parcel of 10 acres, with 30% being buildable lots, at the northeast corner of Paige and the Turnbull Creek. Thinking forward to an eco-tourism plan, this location would make an excellent place for the addition of a historic park tour of the Creek history, or an inner tube pick up location.

- LOCATE GRANT SOURCES FOR THE CITY TO PURSUE TO ASSIST WITH CLEARING DEBRIS BLOCKING FLOW OF THE CREEK FROM MISSION ROAD NORTH TO HOLLAND PARK.

This was accomplished when the city agreed to the USDA opportunity for a 75% cost share program under the Emergency Watershed Management Program that provided money to remove hurricane debris and blockages from the creek and allow better water flow from Mission Road north along the creek to SR44. An amount of 1.3 million was approved for this scope of work by the City Commission in June 2023.

- LOCATE INTERESTED PARTIES TO COMBINE EFFORTS FOR THE CLEAN OUT PROJECT.

Committee member Donna Athearn met with the Volusia County Soil and Water Management Board in Deland and found several opportunities for partnerships with their group for publicity, county financial opportunities, volunteers for maintenance and restoration opportunities with historical grants.

- LOCATE FUNDING FOR CONTINUED MAINTENANCE OF THE CREEK WITH REGARDS TO REMOVAL OF INVASIVE PLANTS.

USDANR officer, Brian Zelinski, may also continue to help with engineering assistance and locating funding grants through USDA for the removal of Brazilian pepper plants blocking the opened flow of the Turnbull creek.

FIND FEASABLE OPPORTUNITIES FOR FUTURE LAND USE OF THE CREEK WITH REGARDS TO EXPANDING THE CITY ECOTOURISM POTENTIAL.

Florida Agritourism opportunities may be available for using some areas under a lease agreement for farming around Turnbull Creek. Crops like sugarcane and syrup production that it once supported. More may be found with commercial beekeepers and hobby beekeepers, also wetland agricultural opportunities such as caladiums or ferns.

- FIND FEASABLE OPPORTUNITIES FOR FUTURE LAND USE OF THE CREEK WITH REGARDS TO EXPANDING THE CITY ECOTOURISM POTENTIAL.

- SEARCH FOR FURTHER CONSERVATION PROJECT DEVELOPMENT OPPORTUNITIES.

Financial Impacts:

The purchases of land along the creek thus far are about 9 million of the 15 million dollars that voters approved. There is still a large amount of opportunity for more sections south of Paige, where large tracks of vacant areas exist, on both sides of the creek.

North of the creek is a 7.63 acre that connects to Holland Park where more can be cleared of debris and used as nature trails for expanding ecotourism expansion.

Recommendations:

SUGGEST THAT THE CITY COMMISSION DIRECT THE CITY MANAGER TO DELEGATE A STAFF MEMEBER/DIVISION TO BE RESPONSIBLE FOR CARRYING THROUGH THE FOLLOWING ITEMS:

- LOCATE GRANT SOURCES FOR THE CITY TO PURSUE TO ASSIST WITH CLEARING DEBRIS BLOCKING FLOW OF THE CREEK FROM JUNGLE ROAD NORTH TO HOLLAND PARK

Providing a more open flow in the creek tidal waters, the area will benefit by providing more canoe and tubing opportunity for residents and visitors to the park to "enjoy the creek in our back yard". This recommendation also looks into grants that can assist with fitting bigger and wider openings to increase flow under Mission Road, Jungle Road, and Pioneer Trail.

- LOCATE INTERESTED PARTIES TO COMBINE EFFORTS FOR CONTINUING CLEAN OUT PROJECT.

Volusia County Soil and Water Management Board is a wide source of information, and they hold meetings on the 4th Wednesday of each month at the ag center in Deland. This group is very interested in preserving what small sections of nature we have left, and they have a wealth of knowledge in their group as well as sources for funding and volunteering. It is Recommended to getting involved on a regular attendance with them and getting to know who they know.

- FIND FEASABLE OPPORTUNITIES FOR FUTURE LAND USE OF THE CREEK WITH REGARDS TO EXPANDING THE CITY ECOTOURISM POTENTIAL.

Wetland farming is supported by several agriculture associations. More can be found at Florida Agritourism Associates, PO Box 15878, Tallahassee, Fl 32317, (850)854-5355. The USDA supports many farms' interests and assists farmers to be able to continue crop production lands. Lease opportunities may be available for the city to keep the lands occupied with active farming of sugarcane, cane syrup production with larger sugar producers, wetland farm crops like ferns and ornamental plants, and commercial beekeeping. This could also provide money to continue the maintenance and land improvements needed periodically along the creek.

- SEARCH FOR FURTHER CONSERVATION PROJECT DEVELOPMENT OPPORTUNITIES.

WE ALSO RECOMMEND CONTINUING TO INCLUDE DEVELOPING A LONG-RANGE PLAN FOR THE TURNBULL CONSERVATION LANDS AS PART OF THE ANNUAL CITY COMMISSION STRATEGIC PLAN UNDER QUALITY OF LIFE MEASURES.

WE RECOMMEND ADDING THE CONTINUING EFFORTS FOR THE TURNBULL BAY AS PART OF THE ANNUAL CITY COMMISSION STRATEGIC PLAN UNDER ENVIRONMENT & RESILIENCY.

Miscellaneous: